



George A. Johnson
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Ron Goldman
Planning Director

Planning Department

ADDITIONAL INFORMATION REQUEST

Rich Warfield
P. O. Box 1435
La Quinta, California 92247

DATE: September 22, 2008
Case Nos. PP23701; CZ07677
E.A. No. 42025

A study of your case has determined that the following additional information or amended reports are necessary to complete the review of your project.

SEE ATTACHED MATERIALS WITH EMPHASIS ON ITEMS MARKED 5. DRT CORRECTIONS REQUIRED

In addition, please respond to the following:

A Land Development Committee Meeting (LDC) is an opportunity for applicants, engineers, and/or owners to meet collectively with all reviewing departments at one setting, to review the case requirements. The meetings are generally limited to 15-20 minutes. The objective is to obtain department clearances after the case file has been conditioned for compliance with the Riverside County general plan, zoning ordinance, and all other regulations that apply to the involved parcel(s). The next LDC meeting for the Planning Department is set for October 16, 2008. Attached find draft status conditions of approval to date (still subject to change) and any significant comment letters received to date by the Planning Department.

Your case is being reviewed by the LDC. In addition to this letter, you may receive a case correction letter from other LDC members. The LDC consists of representatives of Building and Safety, Fire, Transportation, Health, Planning, and Flood Control District or the Coachella Valley Water District. You are encouraged to remain in close contact with LDC members. Applicants may request a meeting with individual LDC departments and applicants will receive notice of the project's first LDC meeting, which you should attend.

LDC and additional information deadline is the hearing deadline date for clearance to the next available public hearing date as outlined in the current Transportation and Land Management Agency Development Review time line memo. Hearing deadline clearance includes clearances from LDC members shown in the LMS "routing" screen, and Planning Department approval of all requested additional information. Additional time may be required due to agency redesign requirements, environmental determinations, or further inter-agency coordination.

To view the status of county department's review, you may go to the following web page: www.rctlma.org. Click on "Planning", click on "General Information" tab, click on "Case Status Information" tab. A list of case planning information will appear, including a tab for any conditions of approval in "RECOMMEND" status, and a tab for the status of department review prior to LDC meetings. Use capital letters and please remember to

Use case type plus five digit case number, for example: "PP19503" "TR27771" or "CZ06221" or "WCS00102" or "CUP03116R1" (R1 = revised permit #1).

The draft LMS conditions of approval are attached to this letter along with the DRT correction requirements for your review; further discussion with staff is encouraged to avoid misunderstandings and resolve issues. For your information, the LMS permit condition milestone codes are:

- 5 = DRT (old name for TRC) correction requirements (to note additional information needed)
- 10 = General (permanent on-going occupancy and operational requirements)
- 20 = Prior to certain date (deadlines for certain actions and overall life of permit)
- 30 = Prior to project approval (used for specific plans and projects associated with them)
- 40 = Prior to phasing (used for land division maps for unit phasing approvals)
- 50 = Prior to recordation of a map
- 60 = Prior to issuance of grading permits
- 70 = Prior to grading permit final inspection approval
- 80 = Prior to issuance of building permits
- 90 = Prior to building permit final inspection approval
- 100 = Prior to issuance of a given number of building permits (used to mark certain actions)

Please submit the PLANNING related additional information indicated above. It is highly advisable to submit information well in advance of the hearing deadline, or LDC meeting, to allow staff adequate time for review. Reports and other information submitted at the LDC meeting may require the case to be continued in order to allow staff adequate review time. Staff may require up to 30 days (per CEQA) to review submitted additional information and make environmental determinations.

Additional information will be given by other departments at the next LDC meeting. Should you have any other questions, please feel free to contact Judy Deertrack at (760) 863-8277 or online at www.rctlma.org.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Judith E. Deertrack, Planner IV

xc: File Copy
Riverside File

Engineer



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President
Patricia A. Larson, Vice President
Tellis Codekas
John W. McFadden
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Hernandez, Secretary
Mark Beuhler, Asst. General Manager
Dan Parks, Asst. To General Manager
Redwine and Sherrill, Attorneys

October 15, 2008

RECEIVED

File: 0163.1
0421.1
0721.1

OCT 22 2008

Riverside County
Planning Department
Desert Office

Judy Deertrack
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Ms. Deertrack:

Subject: Plot Plan No. 23701 and Change of Zone No. 07677

This area is protected from regional stormwater flows by the Whitewater River Stormwater Channel and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

This project is within the limits of the Bermuda Dunes Drainage Study area. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event and was agreed upon by all of the participating agencies, including Riverside County and the Cities of Palm Desert, Indian Wells, La Quinta and Indio.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of runoff from the 100-year storm.

Since the stormwater issues of this development are local drainage, the District does not need to review drainage design further.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

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

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

October 15, 2008

This notice of 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.

Sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson
Director of Engineering

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

Monte Bowers
11590 W. Bernardo Court, Suite 100
San Diego, CA 92127-1624

Mark Abbott
Riverside County Department of Public Health
38-686 El Cerrito Road
Palm Desert, CA 92211

TD:md\eng\sw\08\oct\pp-23701

050708-3



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

RECEIVED

DEC 19 2008

Riverside County
Planning Department
Desert Office

December 18, 2008

CHAIR
Simon Housman
Rancho Mirage

VICE-CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Judy Deertrack
Riverside County Planning Department – Palm Desert Office
MAIL STOP #4035

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1031BD08
Related File No.: Change of Zone (CZ07677)
APN: 607-270-003 & 607-270-004

Dear Ms. Deertrack:

On December 11, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS: (to be applied to the Plot Plan)

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, composting operations, fly ash disposal, wastewater management facilities, artificial marshes, production of cereal grains, sunflower, and row crops, livestock operations, aquaculture, and landscaping utilizing water features.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

Airport Land Use Commission

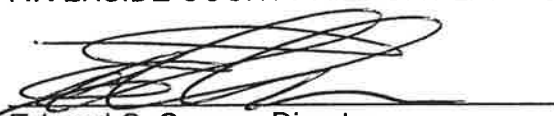
Page 2 of 2

- (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials, and critical community infrastructure facilities.
- 2. Prior to issuance of building permits, the landowner shall convey an aviation easement to Bermuda Dunes Airport, which shall be recorded. Copies of the aviation easement, upon recordation, shall be forwarded to the Riverside County Planning Department (Desert office) and to the Riverside County Airport Land Use Commission.
- 3. Noise attenuation measures shall be incorporated into any office areas of the building construction to ensure a minimum noise level reduction of 25dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.
- 4. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable.
- 5. The retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 6. Prior to the issuance of building permits for any new building or structure on the site, the applicant shall file a Notice of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration (FAA) for such structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the Riverside County Planning Department (Desert office) and to the Riverside County Airport Land Use Commission.

If you have any questions, please contact Brenda Ramirez, ALUC Contract Planner, at (951) 955-0549.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

BR:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Richard Warfield & Robert Wright
Lench Design Studio, Inc.
Bermuda Dunes Airport – Attn.: Mike Smith

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

Deertrack, Judith

From: Ron Gregory [lastarroof@yahoo.com]
Sent: Wednesday, December 10, 2008 6:20 PM
To: BRENDA RAMIREZ; Deertrack, Judith
Subject: Ref: PP 23701 & CZ07677
Attachments: CHANGE OF ZONE ON WEST SIDE OF HOUSE.doc

RECEIVED

DEC 10 2008

Riverside County
Planning Department
Desert Office

RON AND BETTY GREGORY

79-130 CLIFF ST.
BERMUDA DUNES, CA. 92201
760-345-4439

OPPOSITIONS

EXHIBIT

FILE _____ DATE _____

Date: 12/10/08 6:05 PM

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
4080 Lemon St., 9th Floor
Riverside, Ca. 92502

Brenda Ramirez

Ref: PP 23701 & CZ07677

I live directly East of the above referenced property. The original zoning for R-1 is the correct zoning and it should not be changed,. When the property was first developed, a mobile home was put on the property to allow the owner to have a nursery. This was just fine if a house could not be built like the homes on the North and South sides of the property in question. Since the nursery sold out, all of the trucks were parked there illegally. Every morning around 6-7 am, I see head lights coming on, noise from the trucks and people talking. It's very annoying to have a commercial operation across the fence from a residential home and is not appropriate for the neighborhood.

I realize this hearing is for the Airport Commission, but the use is not compatible with the neighborhood and the property is in the "Area of Influence" of the Airport. I would think the Commission would be very concerned about the number of people on the property at one time which could number around 40-50 people judging by the number of vehicles parked there. In the event a plane did crash, many people could be killed.

We already have one eyesore in the neighbor with the Tin building being put up by Valley Plumbing on Ave. 41. We do not need any more problems with junky properties.

The property and the homes around it are R-1, leave it that way and help save the neighborhood from any more commercial development.

If you have any questions, please feel free to call.

Sincerely,

Ron Gregory, Owner

RIVERSIDE COUNTY GIS



Selected parcel(s):
607-270-003 607-270-004

AIRPORTS

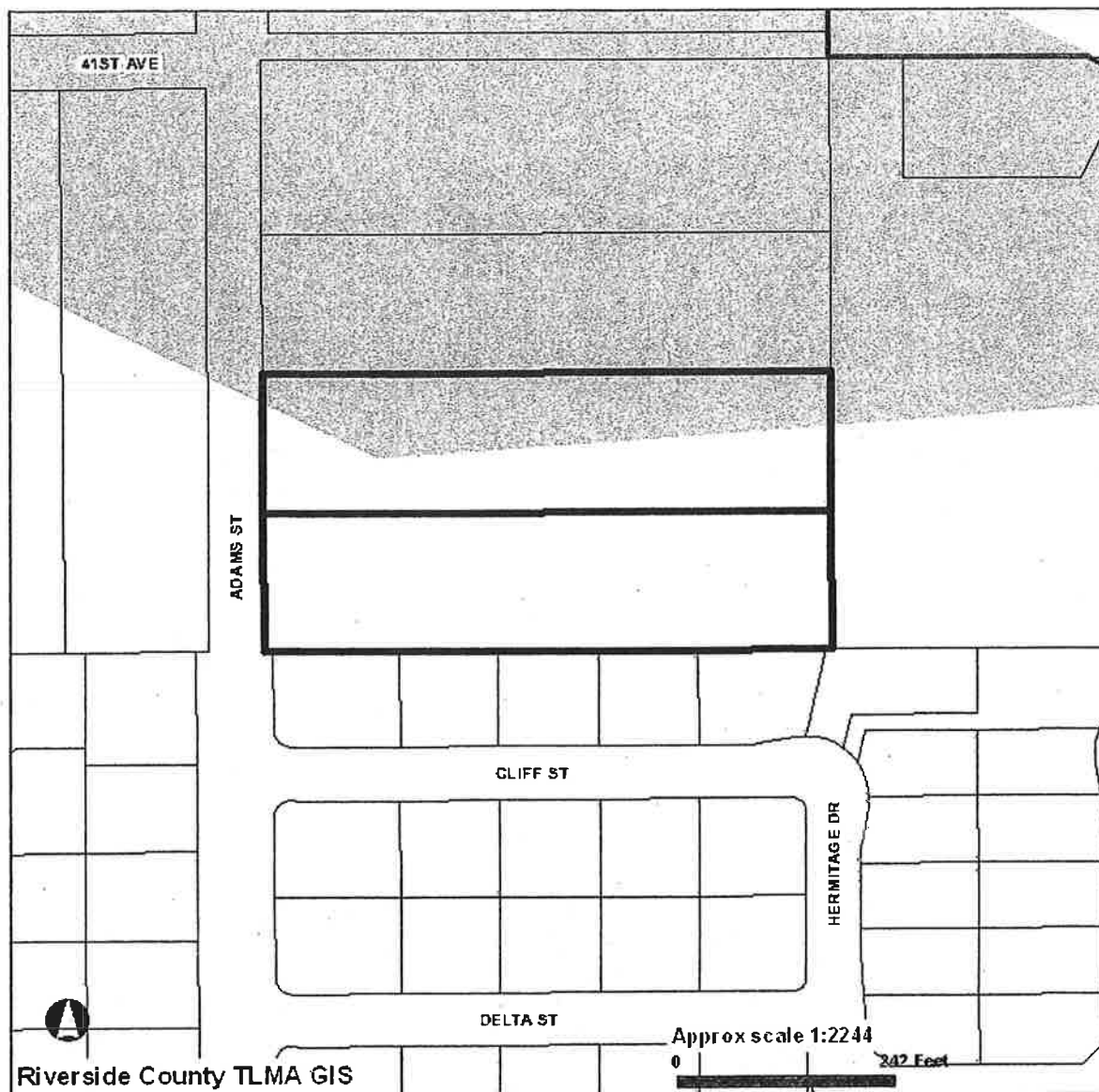
SELECTED PARCEL	PARCELS	AIRPORT RUNWAYS	AIRPORT INFLUENCE AREAS
AIRPORT BOUNDARIES	COMPATIBILITY ZONE A	COMPATIBILITY ZONE B1	COMPATIBILITY ZONE B2
COMPATIBILITY ZONE C	COMPATIBILITY ZONE D	COMPATIBILITY ZONE E	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Nov 24 16:56:18 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):
607-270-003 607-270-004

AIRPORTS

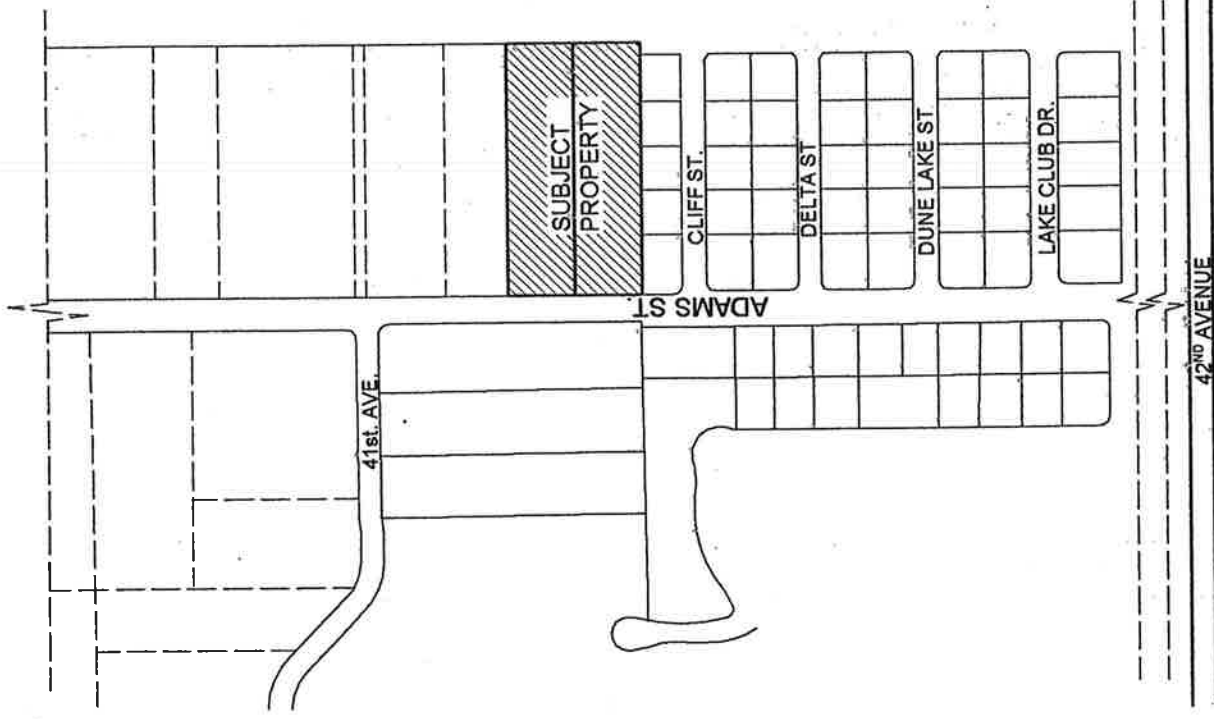
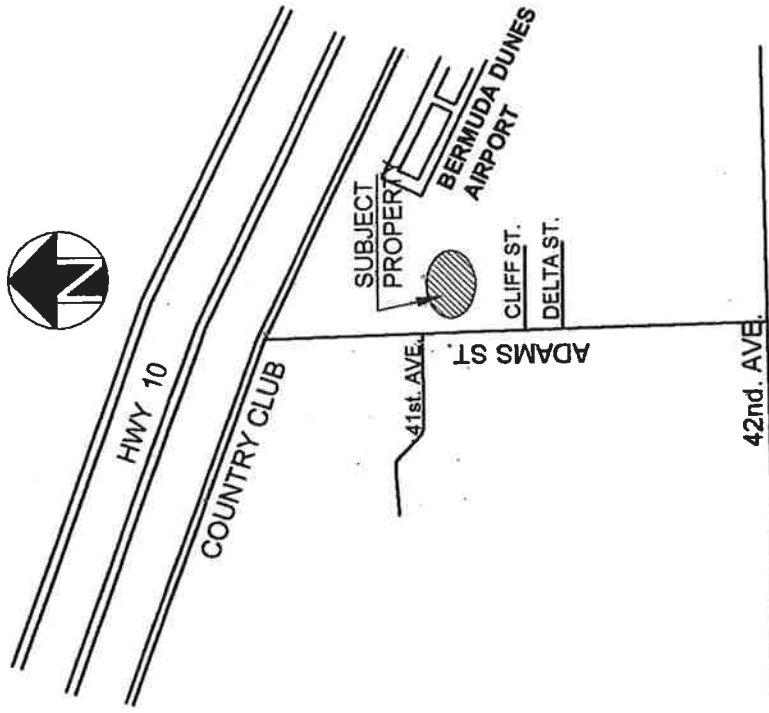
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| SELECTED PARCEL | PARCELS | AIRPORT INFLUENCE AREAS | COMPATIBILITY ZONE B1 |
| COMPATIBILITY ZONE B2 | COMPATIBILITY ZONE C | COMPATIBILITY ZONE D | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Nov 24 16:57:03 2008

VICINITY MAP



VICINITY MAP



DIRECTOR
John Boyd

County of Riverside CODE ENFORCEMENT DIVISION INVESTIGATION REPORT

TIME LINE FOR CASE CV074403 AND CV070848
AT 41220 ADAMS ST, BERMUDA DUNES

FOR 607-270-003/04

061007 Opened case

060107 Initial inspection of several reported code violations. **NOV was posted.**

060707 Mailed out **Notice of Violation RCC 15.48**

062707 Meeting with the property owner **Robert Wright** and his partner.

091007 Researched LMS for current permit activity and/or planning action. **None found.**

091007 Follow-up inspection, not in compliance, **Issued Administrative Citation #A25139**

091307 Mailed out **Administrative Citation #A25139** for RCC 15.48

101607 Spoke to Rich Warfield reference his property. Email sent to Rich reference the two APN'S.

011008 Officer Hannah was issued this case to over see. Still no permits applied for.

011008 Called the property owner per Supervisor Haeberle, **Richard Warfield**, left a message.;

011008 Drove to property, Richard Warfield was not there. Spoke to tenant (Ron). Ron stated he would try and get a hold of Richard for me.

012208 Called the property owner **Richard Warfield** again at 8:15am and 3:00pm and left a message to call me back to make an appointment with him. Still no permits applied for.

012208 Richard Warfield called us. I asked if we can get a meeting together at the property.

012908 Code canceled meeting with Richard. Was a conflict

013109 Meeting, **Supervisor Allen Haeberle, Sr. Lionel Martinez** and I at property, Richard the property owner and Ron the tenant were at the property also. Supervisor Allen Haeberle had explained the issues with the property and what needed to be done. Still no permits applied for.



DIRECTOR
John Boyd

County of Riverside CODE ENFORCEMENT DIVISION INVESTIGATION REPORT

022608 Meeting with Bob Wright and partner Richard Warfield at property. Supervisor Allen Haeberle reviewed the issue again with Richard and Bob. Allen stated that they need to give him a letter on their intentions. Still no permits applied for.

030308 Received a letter from Richard Warfield. Planning said this process may take up to 6 to 8 months. Still no permits applied for.

052208 Reviewed LMS, no permits issued or applied for. Called Richard and left message. Bhannah

052308 Called twice and left messages for Richard Warfield. Bob Wright called back. Bob is a partner with Richard. Has no engineer yet but might use Skip Lynch Designs for their Engineer.

052308 Sr. Officer Herrera spoke to Bob Wright. Herrera explained the issues then Bob requested for another meeting with us. Still no permits applied for.

052808 A scheduled meeting was held, present were the property owners and engineer Skip. They still did not apply for any permits.

060308 Received call from Bob Wright, he wanted another meeting but with Supervisor Lawless. Bob was asked for benchmarks, Bob said he will fax a letter to our office with benchmarks of his progress we never received this letter. Still no permits applied for.

072308 Reviewed case, no permits issued or applied and I have not received a letter to our office with benchmarks of his progress. BHannah

080108 Follow-up investigation, not in compliance, issued administrations citations, per Sr. Officer Herrera. No permits applied for.

080408 called the owners Bob Wright and Richard Warfield and left a message.

080508 received a call from the owners Engineer, Skip Lynch to let me know they have been in and out of the Building and Safety Dept reviewing their plans. I explained because I have not heard from the owners or him from our last meeting on 05/29/08 and that we had not received any info on your benchmarks of their progress, I issued a citation.

082208 Reviewed LMS, owner has applied for permits but only for this lot not on 607-270-004.

082608 Skip called to let me know that they applied to have the zone changed.



DIRECTOR
John Boyd

County of Riverside CODE ENFORCEMENT DIVISION INVESTIGATION REPORT

090308 I called Jay again in the Riverside Planning Dept in Palm Desert office to go over the issue but was not able to get a hold of him, I left another message. I **Called Richard Warfield/Skip** and left a message.

090408 **Richard Warfield** **called** and was very upset with the County. I asked if he handed in plans for the lot 607-270-004 because it does not show in our system, it only showed on 607-270-003, Richard said it was all on the same plan. I said thank you and I would review 003 with Planning, end of conversation. **BHannah**

101508 Code Officer BHannah had Meeting with Paul Clark in the Riverside Planning Dept regards to the latest activity.

Deertrack, Judith

From: Pittman, Patricia [Patricia.Pittman@dsusd.us]
Sent: Wednesday, December 10, 2008 4:30 PM
To: brramirez@rctlma.org; Ramirez, Brenda
Cc: Deertrack, Judith; jdeertrack@rctlma.org
Subject: PP 23701 and CZ07677

Importance: High

RECEIVED

DEC 10 2008

Riverside County
Planning Department
Desert Office

Please do not allow the change of zone for these properties: PP 23701 and CZ07677 Bermuda Dunes Contractor Storage Yard. My home is very close to this property and the property value will be negatively impacted. We have too much commercial property already allowed in the area between Country Club Drive and Adams Street. The sheds detract considerably from the landscape and neighborhoods.

Patricia Pittman
79-108 Delta Street
Bermuda Dunes, CA 92203

CITY OF RIVERSIDE	
PLANNING DEPARTMENT	
FILE _____	DATE _____

Clark, Paul

From: IRONFAM5@aol.com
Sent: Thursday, December 04, 2008 8:28 AM
To: Ramirez, Brenda; Deertrack, Judith; Clark, Paul
Cc: DeLara, Leticia; ferraud@dc.rr.com; leenfolia@msn.com; Lugo4@aol.com; Aprilacker@aol.com
Subject: BERMUDA DUNES - CONTRACTOR STORAGE YARD

12/4/08

BRENDA RAMIREZ, ALUC
JUDY DEERTRACK, PLANNING DEPARTMENT
PAUL CLARK, PLANNING DEPARTMENT



RE:PP 23701 & CZ07677 BERMUDA DUNES CONTRACTOR STORAGE YARD

I HAVE RECEIVED THE NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION REGARDING THE 4.5 ACRES ON ADAMS ST. THE PROPOSAL TO CHANGE EXISTING ZONING FROM FAMILY DWELLING TO MANUFACTURING-SERVICE COMMERCIAL.

I HAVE LIVED IN BERMUDA DUNES 21 1/2 YEARS, HAVE SERVED ON THE BERMUDA DUNES COMMUNITY COUNCIL NOW OVER 2 YEARS.

I AM OF MIND ESTABLISHED COMMUNITY(HOMES-NEIGHBORHOODS)COME FIRST, NEW BUILDINGS SECOND. I HAVE SPOKEN WITH SOME OF THE RESIDENTS ON CLIFF ST AND HAVE ADVISED THEM TO ALSO WRITE THEIR LETTERS OF CONCERN TO YOU. SOME HAVE LIVED ON THIS BLOCK SINCE 1987.

I FEEL THIS PROPERTY SHOULD STAY AS FAMILY DWELLING. THE PROPERTY BACKS UP TO FIVE HOMES ON CLIFF ST., THE GREGORY'S EAST END OF PROPERTY, AND AN ESTABLISHED HOME TO THE NORTH.

COMMERCIAL SHOULD NOT BE ALLOWED PAST 41 ST.

SECONDLY THIS PROPERTY IS UNDER CODE ENFORCEMENT CITATION AND THE OWNER HAS NOT COMPLIED WITH THE COUNTY AND RESIDENTS WISHES TO CLEAN IT UP. THIS DOES NOT MAKE FOR A GOOD NEIGHBOR.

ANOTHER ISSUE CONCERNS TRAFFIC ON ADAMS ST. WE HAVE SPOKEN WITH TRANSPORTATION ABOUT TROUBLE GOING IN & OUT ON COUNTRY CLUB DR. NOT EASY OR

SAFE AT PEAK TIMES. TURNING LEFT OFF COUNTY CLUB DR. GOING WEST IS A NIGHTMARE.

THE COMMUNITY IS ALREADY UPSET ABOUT VALLEY PLUMBING BUILDING THEIR STRUCTURE NEXT TO MILLION DOLLAR HOMES. PLEASE LISTEN TO WHAT THE RESIDENTS ARE SAYING!

IF YOU HAVE ANY QUESTIONS OR NEED A MEETING SITE PLEASE CONTACT ME MY HOME IS OPEN.

CHERYL ISEN

79015 DELTA ST

BERMUDA DUNES, CA 92203

ironfam5@aol.com

760-345-7614 HOME

760-831-5011 CELL

ke your life easier with all your friends, email, and favorite sites in one place. Try it now.

Deertrack, Judith

From: Charles Burnett [cdburnett@nethere.com]
Sent: Wednesday, December 03, 2008 8:03 PM
To: BRRAMIIRE@RCTLMA.ORG
Cc: Deertrack, Judith
Subject: PP 23701 and CZ07677 Bermuda Dunes Contractor Storage Yard



December 3rd 2008

Dear Brenda Ramirez,

This letter is in response to the Notice of Public Hearing scheduled before the Riverside County Airport Land Use Commission to consider application

Reference Number PP 23701 AND CZ07677 Bermuda Dunes Contractor Storage Yard.

I Debbie Burnett and Charles Burnett of 79084 Delta St. Bermuda Dunes CA 92203, phone number 760-345-7095, want to go on public record to disapprove of the proposal to change the existing zoning from R-1-12,000 to M-SC on the described reference number PP 23701 and CZ07677, BERMUDA DUNES, CONTRACTOR STORAGE YARD.

We disapprove of the zoning changes because of many reasons and below are listed just a few.

If the zoning changes in our backyard, whom is to say that this is the end of the commercial business in our neighborhood. Excessive traffic in the local area will impact our roads, our safety and our quiet neighborhood. Our streets are on one lane in each direction and we have already been inconvenienced by trucks parking halfway in the streets blocking the natural flow of traffic. Traffic violations, foot crime and residential crime will rise because of the nature of the business being inside of a residential community. Our neighborhood is already in desperate need of local police and this will spread the local police even thinner.

Our community is small and we want to keep our neighborhood safe and free of crime and noise at all hours of the day and night.

In the past when a local grower was doing business illegally in the area; have had several small commercial pickup trucks loaded with garden equipment and material pull directly out in front on me in the flow of traffic. This is unsafe and unacceptable.

We live in this residential area for a reason, to keep it residential and not split up the area to become a hodge podge of homes, businesses and non profit buildings. There are several other choices in the surrounding area and local cities to have a business such as this without changing the zoning in the process.

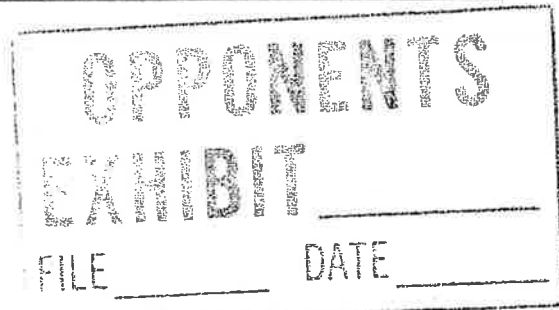
I look forward to the Bermuda Dunes local board meeting to further express my opinions in this matter.

You can count on us to be there and to stop this zoning change.

Sincerely Debbie Burnett and Charles Burnett

Deertrack, Judith

From: TERESA HERSHEY [hersheyta@verizon.net]
nt: Wednesday, December 03, 2008 9:30 PM
cc: Ramirez, Brenda
Subject: Deertrack, Judith
case# CZ07677 rezoning in Bermuda Dunes



12/03/08

To Brenda Ramirez(with the ALUC) Re: Plot Plan 23701 case # CZ07677

My name is Albert Hershey and I own the home located at 79-084 Cliff St. Bermuda Dunes, Ca. 92203. I am located directly south of the property attempting to rezone.

I am writing this letter with concern regarding the "change of zone". I would like it to be known that "changing the zone" for this property is against my wish's --- if i have anything to say about it.

I have called to complain many times regarding the "commercial activity" going on in my back yard. When I say my back yard, I really mean it. The 50 + vehicles that come and go all day long, kick up so much dust / sand it's almost impossible to keep a clean house. Not to mention my swimming pool that just seems to not stay clean for more than a day or two. **The noise** of all the workers at BEFORE DAWN times in the mornings! Every time I wake in the morning it's to a large commercial vehicle passing my bedroom window shaking the house and a big plume of dust in it's wake! The worker's that are on the property all day, work inside what appears to be a metal "train car" of some sort.(they block my view of the mountains I once had before they moved in). The workers play loud music, talk loud, and sing very badly. They also grind on lawnmower blades to sharpen them. If you never heard that being done, then how can I describe it? **It makes finger nails scratching on a chalk board seem soothing!** I also recall a worker parking a commercial street sweeper truck one night. The "back up - beeper horn" was stuck in the on position. It was on all night long! Beep ! Beep! Beep! Beep all night long.!! He just parked it, clocked out and went home.

When I purchased my home, these sorts of things were not going on. I fear that if you allow the change of zone for that property, it will make it much worse or my family and my neighbors to live in peace.

Please consider this request when making your decision. "I STRONGLY OPPOSE THE ZONE CHANGE!"

Thank you for your time. If you have any questions please feel free to call me anytime.(or E-mail)
Please guide yourselves accordingly,

Albert Hershey
79-084 Cliff St.
Bermuda Dunes, Ca. 92203

Home # (760) 772- 4761
Cell# (760) 578-1883
Work# (760) 345-4413

Deertrack, Judith

From: Libby Blecka [lblecka@verizon.net]
Sent: Thursday, December 04, 2008 12:54 PM
To: Ramirez, Brenda
Cc: Deertrack, Judith
Subject: PP 23701 and CZ07677 Bermuda Dunes Contractors Storage Yard

Gary & Olivia Blecka
78850 Avenue 41st
Bermuda Dunes, Ca 92203
760-360-8017

Subject: Re-Zoning in Bermuda Dunes
CZ07677 & PP23701

To: Riverside County Airport Land Use Commission

Attn: Brenda Ramirez & Judy Deertrack

We are writing this letter to voice our concerns and to protest the re-zoning that has already taken place in our neighborhood as well as future re-zoning from residential to commercial. Re-zoning from residential to commercial devalues our residential properties, imposes loud equipment noise, heavy commercial trucks on our residential streets and additional traffic in our family residential neighborhood where our children play, ride bikes and people ride horses.

We are appalled that our Riverside County Planning Department and Riverside County Airport Land Use Commission would even consider another re-zoning in light of the damage to our property values that allowed **Valley Plumbing** to build right next door to our neighbor's home. Because of **Valley Plumbing** we will endure loud speakers, tractors dinging every morning along with commercial trucks up and down in front of our homes not to mention the bright outdoor lighting and unsightly pipes, plumbing fixtures and debris in their parking lot easily seen from our home. It is despicable what has been allowed to invade our lovely community. Valley plumbing was placed directly in the midst of multi million dollar homes.

Please have a heart and a conscience. PLEASE, PLEASE NO MORE COMMERCIAL BUILDING IN OUR COMMUNITY!

Sincerely,

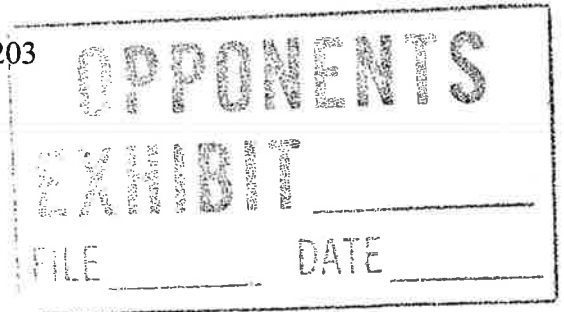
Gary & Olivia Blecka



Deertrack, Judith

From: CATHERINE AGUILAR [CIAGUILAR@msn.com]
Sent: Sunday, December 07, 2008 11:13 PM
To: Ramirez, Brenda
Cc: Deertrack, Judith
Subject: pp 23701 and CZ07677 Bermuda Dunes Contractor Storage yard-Hearing 12/11/08

Victor & Elizabeth Aguilar
79016 Cliff Street
Bermuda Dunes, CA 92203
(760)200-5909



Ms. Brenda Ramirez
County of Riverside Planning Dept.
4080 Lemon Street, 9th Floor
Riverside, CA 92502

December 5, 2008

PP 23701 and CZ07677 Bermuda Dunes Contractor Storage Yard

Dear Ms. Ramirez,

My husband and I strongly oppose the request that has been filed by Lench Design Studio, Inc. to change the existing zoning from Family Dwelling to Manufacturing-Service Commercial. Yes, currently on the parcels are being used to store a Contractor's equipment and a plant nursery. But, we strongly oppose this request because the land is for sale, and there is no telling who/whom would purchase the property, and it could possibly be used for manufacturing purposes.

We are raising a family, and this is strongly a family-based community. Your decision could determine whether our children could suffer from the detrimental effects of a possible manufacturing site based right in our backyards. Remember the pollutants that manufacturing sites produce can possibly cause cancer, and/or detrimental side effects.

Yes, at this point the land is not being used with the purpose of manufacturing. But, we already have issues with the nursery. My kids suffer from asthma, and let's just say that the clippings from the grass, pollen, and plants strongly worsen their condition. My neighbors, spouse, and I have discussed how our allergies have worsened since the nursery lets the grass clippings sit in the trash container for long periods of time. There are also times when there is a strong stench of fertilizer smell in the air.

Please take into consideration our strong opposition to the request of converting the parcels from Family Dwelling to Manufacturing-Service Commercial.

If you have any questions please feel free to contact us at the number above.

Sincerely,

Victor H. Aguilar
Elizabeth Aguilar

Deertrack, Judith

From: Skip Barnett [robert.barnett9@verizon.net]
nt: Saturday, December 06, 2008 9:06 AM
o: Ramirez, Brenda
Cc: Deertrack, Judith
Subject: public hearing

OPPOSITIONS	
EXHIBIT	
FILE _____	DATE _____

To Brenda Ramirez...(cc Judy Deertrack) : My name is Robert Barnett--79063 Delta st, Bermuda Dunes, Ca 92203....ph 760-567-8685.....on this day (12.06.08), concerning PP 23701 and CZ07677..Bermuda Dunes..Contractor Storage Yard----I am AGAINST changing the zoning for this area and prefer it to remain residential....thank you for your attention in this matter, if you would please respond that you received this e-mail, I would appreciate it

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: RICH WARFIELD [↓] ROBERT WRIGHT E-Mail: BOBWRIGHT@GMAIL.COM

Mailing Address: P.O. BOX 1435
LA QUINTA, CA 92247
City State ZIP
712-1838

Daytime Phone No: (760) 408-7488 Fax No: (760)

Engineer/Representative's Name: JHA ENGINEERING, INC. E-Mail: JHA@HACKBEEGROUP.ORG

Mailing Address: 41921 BEACON HILL SUITE 'A'
PALM DESERT CA 92211
City State ZIP
760-564-1866
LEACH DESIGN STUDIO
SKIP LEACH

Daytime Phone No: (760) 779-0657 Fax No: (760) 779-5143

Property Owner's Name: RICH WARFIELD
ROBERT WRIGHT E-Mail: BOBWRIGHT@GMAIL.COM

Mailing Address: P.O. BOX 1435
LA QUINTA, CA 92247
City State ZIP

Daytime Phone No: (760) 408-7488 Fax No: (760) 772-1838

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.

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

ROBERT WRIGHT
RICHARD WARFIELD
PRINTED NAME OF APPLICANT

X [Signature]
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.

RICHARD WARFIELD
PRINTED NAME OF PROPERTY OWNER(S)

X [Signature]
SIGNATURE OF PROPERTY OWNER(S)

ROBERT WRIGHT
PRINTED NAME OF PROPERTY OWNER(S)

X [Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 607.270.003 & 607.270.004

Section: 7th Township: 5 (S) Range: 7 (E)

Approximate Gross Acreage: 2.28A - EACH PARCEL - TOTAL - 4.56A

General location (nearby or cross streets): North of 42nd AVE, South of

COUNTRY CLUB DR East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2006 EDITION PAGE B19-H.4

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

NURSERY & GARDEN SUPPLY. 1 CONTRACTOR STORAGE
YARD - EQUIPMENT 3024 TRACTOR - 4 STORAGE
CONTAINERS AND OTHER GARDENING EQUIPMENT
TYPICAL HOURS - 6:30 AM TO 3:30 PM

Related cases filed in conjunction with this request:

APPLICATION FOR CHANGE OF ZONE

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☐

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes ☐ No ☒

Import N/A Export N/A Neither ☒

What is the anticipated source/destination of the import/export? N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]*

Date 8.19.08

Owner/Representative (2) _____

Date _____

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: RICH WARFIELD E-Mail: BOBWRIGHT@GMAIL.COM
ROBERT WRIGHT

Mailing Address: P.O. BOX 1435
LA QUINTA, CA 92247
City State ZIP

Daytime Phone No: (760) 408.7488 Fax No: (760) 772.1838

Engineer/Representative's Name: JHA ENGINEERING, INC. E-Mail: JHA@HACKERGROUP.ORG

Mailing Address: 41921 BEACON HILL EDITE 'A'
PALM DESERT CA 92211
City State ZIP

Daytime Phone No: (760) 779.0657 Fax No: (760) 779.5143

Property Owner's Name: RICH WARFIELD E-Mail: BOBWRIGHT@GMAIL.COM
ROBERT WRIGHT

Mailing Address: P.O. BOX 1435
LA QUINTA CA 92247
City State ZIP

Daytime Phone No: (760) 408.7488 Fax No: (760) 772.1838

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APPLICATION FOR CHANGE OF ZONE

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.

RICHARD WARFIELD

ROBERT WRIGHT

PRINTED NAME OF APPLICANT

X

[Signature]
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.

RICHARD WARFIELD

PRINTED NAME OF PROPERTY OWNER(S)

X

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

ROBERT WRIGHT

PRINTED NAME OF PROPERTY OWNER(S)

X

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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): 607.270.003 607.270.004

Section: 7 1/2 Township: 5 (S) Range: 7 (E)

Approximate Gross Acreage: 4.56 A

General location (nearby or cross streets): North of 42ND AVE, South of

COUNTRY CLUB DR East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2006 EDITION, PAGE B19-11.4

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

ZONE CHANGE FROM R-142000 TO MSC

Related cases filed in conjunction with this request:

NONE

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7677 / PLOT PLAN NO. 23701 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rich Warfield – Engineer/ Representative: JHA Engineering, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan - Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) - 4.50 Gross Acres – Location: Northerly of Cliff Street, southerly of Avenue 41, easterly of Adams Street – Zoning: Residential One Family Dwellings, 12,000 Sq. Ft. Min. (R-1-12,000) – **REQUEST:** The change of zone proposes to change the zone classification from R-1-12,000 to Manufacturing Service Commercial (M-SC) or Industrial Park (I-P). The plot plan proposes to permit an existing contractor's storage yard and landscaper's nursery – Note: This case is being scheduled as a result of Board of Supervisor's Policy A-57 – APN(s): 607-270-003.
{Quasi-Judicial}

TIME OF HEARING: 9:30 A.M. or as soon as possible thereafter.
DATE OF HEARING: February 18, 2009
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico, La Quinta, California 92253

For further information regarding this project, please contact Judy Deertrack, Project Planner at 760-863-8277 or e-mail jdeertra@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Judy Deertrack, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, CARLOS MUNOZ certify that on January 19, 2009.

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

APN (s) or case numbers 607-270-003 and 607-270-004 For

Company or Individual's Name Riverside County 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:

Carlos Munoz

TITLE

Planning Technician II

ADDRESS:

38686 El Cerrito Road

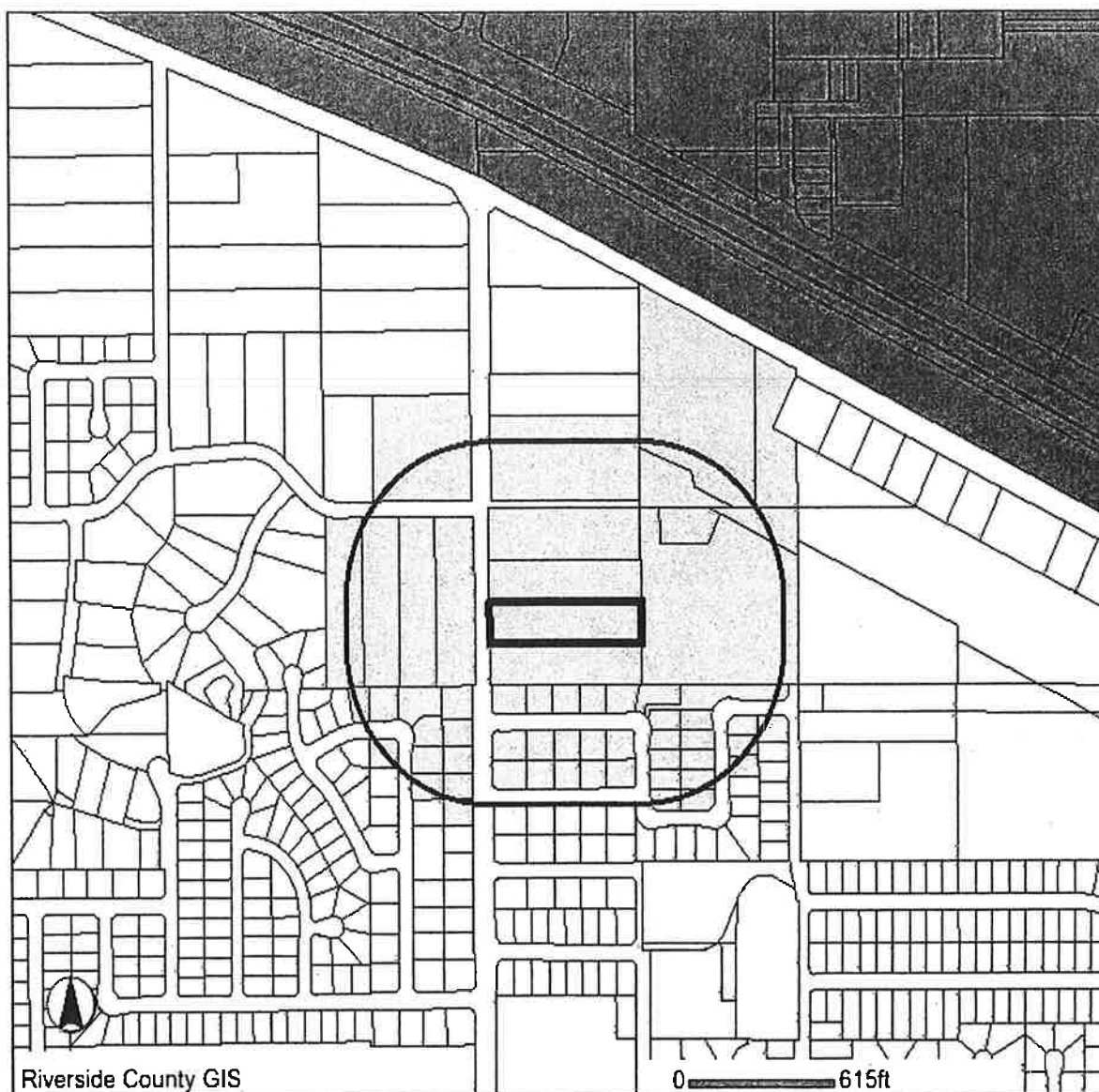
Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. – 5 p.m.):

(760) 863-8277

CASE # PP23701

PP23701

**Selected parcel(s):**

No labels created these parcel(s)...

607-050-043

607-160-007	607-182-016	607-183-020	607-183-029	607-252-004	607-252-016	607-252-021
607-270-001	607-270-010	607-291-001	607-291-007	607-291-020	607-292-001	607-294-019

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/19/2010

APN: 607050043 ASMT: 607050043
ROBERT J FARRAUD
ENID I FARRAUD
40700 STARLIGHT LN
BERMUDA DUNES CA 92203

APN: 607160007 ASMT: 607160007
SHARON JENSON
78670 HIGHWAY 111 NO C219
LA QUINTA CA 92253

APN: 607160008 ASMT: 607160008
FRANCES M ALLEN
P O BOX 725
PALM DESERT CA 92261

APN: 607160009 ASMT: 607160009
FRANZ X BIRNER
215 MEMPHIS ST
HUNTINGTON BEACH CA 92648

APN: 607182016 ASMT: 607182016
RAYMOND J VAGAS
GRACE C VAGAS
37821 GRAND OAKS AVE
PALM DESERT CA 92211

APN: 607183020 ASMT: 607183020
ALFRED FULLER
MAGDALENA FULLER
78901 ANCHOVY RD
BERMUDA DUNES CA 92203

APN: 607183021 ASMT: 607183021
LYDIA GROZDICH
47855 DANCING BUTTERFLY
LA QUINTA CA 92253

APN: 607183022 ASMT: 607183022
JOHN F LAGLE
CHARLES BRIAN TROUT
7224 JAMIESON AVE
RESEDA CA 91311

APN: 607183023 ASMT: 607183023
JON R MCDANIEL
PEGI J MCDANIEL
41410 MAROON TOWN RD
BERMUDA DUNES CA 92203

APN: 607183024 ASMT: 607183024
MICHAEL RICH
80980 VISTA BONITA TR
LA QUINTA CA 92253

APN: 607183025 ASMT: 607183025
MARSHA BILLA
48580 SAN DIMAS ST
LA QUINTA CA 92253

APN: 607183029 ASMT: 607183029
JOANN HOFFMAN
C/O RUFUS E VERHALEN
3255 ROOSEVELT
CARLSBAD CA 92008

APN: 607183030 ASMT: 607183030
JOHN LAFONTAINE
PATRICIA LAFONTAINE
41485 ADAMS ST NO C
BERMUDA DUNES CA 92203

APN: 607183031 ASMT: 607183031
CHRISTOPHER M PAOLINI
DIANE PAOLINI
JOHN BRETT
MAURINE BRETT
49485 BRIAN CT
LA QUINTA CA 92253

APN: 607183032 ASMT: 607183032
FIDEL COVARRUBIAS
P O BOX 1023
CAPITOLA CA 95010

APN: 607252004 ASMT: 607252004
JULIA A LAWSON
RUBEN GRIJALVA
W DON LAWSON
82680 SHOWCASE PKWY 2
INDIO CA 92203

APN: 607252021 ASMT: 607252021
DESERT BERMUDA DEVELOPMENT CO
79050 AVE 42
BERMUDA DUNES CA 92201

APN: 607252022 ASMT: 607252022
MYOMA DUNES MUTUAL WATER CO INC
79050 AVENUE 42
BERMUDA DUNES CA 92203

APN: 607270001 ASMT: 607270001
STEVEN C WELTY & ASSOC INC
74100 OLD PROSPECTOR TR
PALM DESERT CA 92260

APN: 607270002 ASMT: 607270002
REYNOLD A ROMERO
41140 ADAMS ST
BERMUDA DUNES CA 92203

APN: 607270003 ASMT: 607270003
RICHARD WARFIELD
ROBERT S WRIGHT
P O BOX 1435
LA QUINTA CA 92253

APN: 607270010 ASMT: 607270010
BERMUDA DUNES AIRPORT CORP
79050 AVENUE 42
BERMUDA DUNES CA 92203

APN: 607270011 ASMT: 607270011
RONALD A GREGORY
BETTY L GREGORY
79130 CLIFF ST
BERMUDA DUNES CA 92201

APN: 607270012 ASMT: 607270012
MYOMA DUNES MUTUAL WATER CO
79050 AVENUE 42
BERMUDA DUNES CA 92203

APN: 607291001 ASMT: 607291001
VICTOR H AGUILAR
ELIZABETH AGUILAR
79016 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291002 ASMT: 607291002
LARRY DEAN CUSLIDGE
79040 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291003 ASMT: 607291003
CHARLES LOUIS SANDOVAL
MAGALY C SANDOVAL
79062 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291004 ASMT: 607291004
ALBERT HERSHEY
TERESA HERSHEY
79084 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291007 ASMT: 607291007
BVN HOMES INC
5305 E 2ND ST STE 204
LONG BEACH CA 90803

APN: 607291020 ASMT: 607291020
MARK MEELER
LINDYL FAYE MEELER
79108 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292001 ASMT: 607292001
JEFF SMITH
STACY LYNN TEVES SMITH
79015 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292002 ASMT: 607292002
CHERYL C ARMOND
JAMES L ARMOND
79041 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292003 ASMT: 607292003
STUART M GREEN
MICHELLE GREEN
79063 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292005 ASMT: 607292005
PATRICK ASHLEY
MICHELE SIEGEL
79109 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292006 ASMT: 607292006
ROBERT L BARCKLEY
45650 ABRONIA TR
PALM DESERT CA 92260

APN: 607292007 ASMT: 607292007
GUY YOCOM
C/O YOCOM BALDWIN DEV
3299 HORSELESS CARRIAGE
NORCO CA 92860

APN: 607292008 ASMT: 607292008
CYNTHIA A MORONI
79062 DELTA ST
BERMUDA DUNES CA 92203

APN: 607292009 ASMT: 607292009
CHARLES J BURNETT
DEBBIE C BURNETT
P O BOX 12608
PALM DESERT CA 92255

APN: 607292010 ASMT: 607292010
DENVER L PITTMAN
PATRICIA K PITTMAN
79108 DELTA ST
BERMUDA DUNES CA 92203

Myoma Dunes Water Company
79-050 Avenue 42
Bermuda Dunes, CA 92201

Verizon
Attn: Chris Brown
295 N. Sunrise Way
Palm Springs, CA 92262

Jerry Lugo, Chairperson
Bermuda Dunes Comm. Council
79-860 Bogueron Way.
Bermuda Dunes, CA 92201

Owner / APPLICANT
Rich Warfield
P.O. Box 1435
La Quinta, CA 92247

Imperial Irrigation District
Attn: Alfonso Rodriguez
81-600 Avenue 58
La Quinta, CA 92253

Desert Sands Unified School Dist.
Attn: Peggie Reyes
47-950 Dune Palms Rd.
La Quinta, CA 92253

Bermuda Dunes Airport
79880 Avenue 42
Bermuda Dunes, CA 92203

ENGINEER
JHA Engineering Inc.
41921 Beacon Hill, Suite A
Palm Desert, CA 92211

Southern California Gas Co.
211 N. Sunrise Way
Palm Springs, CA 92262

EASTERN INFORMATION CENTER
Archeological Research Unit
University of California
Riverside, CA 92521

Calif. Dept. of Transportation
Aeronautics Programs #MS40
P.O. Box 942874
Sacramento, CA 94274-0001

**Extra Labels for
PP23701**

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 ☐ 4080 Lemon Street, 9th Floor ☒ 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
☒ County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PLOT PLAN NO. 23701 / CHANGE OF ZONE NO. 7677

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Cliff Street, southerly of Avenue 41, easterly of Adams Street, in the community of Bermuda Dunes.

Project Description: The plot plan proposes to permit an existing wholesale plant nursery with fifteen-hundred (1,500) square feet existing mobile home, two shipping containers at three-hundred square feet each, and a total parking area of approximately 13,460 square feet; the change of zone proposes to change the zone classification for the subject property from One Family Dwelling (R-1-12,000) to Industrial Park (I-P).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Rich Warfield and Robert Wright

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268) ☒ Categorical Exemption (Article XIX, Section 15301)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption ()
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) ☐ Other: _____

Reasons why project is exempt: The wholesale plant nursery is a pre-existing facility permitted by right within the One Family Dwelling (R-1-12000) zone, and proposes to continue its operation as an existing facility, with negligible or no expansion of use, previously permitted by right in the R-1-12000 zone, with the elimination of an unpermitted contractor's storage yard. The proposed change of zone from One Family Dwelling (R-1-12000) to Industrial Park (I-P) is not associated with any physical change in land use.

Judy Deertrack

(760) 393-3410

County Contact Person

Phone Number



Planner IV

Title

November 18, 2009

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0802421

1080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: WARFILED RICH \$64.00
paid by: CK 1183/3104
paid towards: CFG05376 CALIF FISH & GAME: DOC FEE
CFG FOR EA42025 (PP23701/CZ07677)
at parcel #:
appl type: CFG3

By _____ Aug 22, 2008 15:28
JCMITCHE posting date Aug 22, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 10, 2010

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
VIA FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: ZC 7677; PP 23701 CEQA Exempt

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, February 12, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene [CMOELLER@palmspri.gannett.com]
Sent: Wednesday, February 10, 2010 11:14 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7677 PP 23701

Ad received and will publish on date(s) requested.

Charlene Moeller
Public Notice Customer Service Rep.
The Desert Sun Newspaper
750 N. Gene Autry Trail, Palm Springs, CA 92262
(760) 778-4578, Fax (760) 778-4731
Desert Sun legals@thedesertsun.com
& Desert Post Weekly dpwlegals@thedesertsun.com
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From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, February 10, 2010 10:54 AM
To: tds-legals
Subject: FOR PUBLICATION: ZC 7677 PP 23701

Good Morning Charlene,

I have attached here a Notice of Public Hearing, for publication on Friday, Feb. 12, 2010. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 10, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: ZC 7677 and PP 23701

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: February 23, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: February 10, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrcrkrec.com]
Sent: Wednesday, February 10, 2010 10:59 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7677 PP 23701

received and posted

From: Gil, Cecilia
Sent: Wednesday, February 10, 2010 10:55 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: ZC 7677 PP 23701

Good Morning Ladies,

I have attached here a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE BERMUDA DUNES ZONING DISTRICT – WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 23, 2010 at 1:30 P.M.** to consider the application submitted by Rich Warfield – JHA Engineering, Inc., for **Change of Zone No. 7677** which proposes to change the zoning from Residential One Family Dwellings (R-1) to Industrial Park (I-P), or such other zones as the Board may find appropriate; and, **Plot Plan No. 23701**, which proposes to permit a wholesale plant nursery, with a fifteen-hundred (1,500) square feet existing mobile home, two shipping containers at three-hundred square feet each, and a total parking area of approximately 13,460 square feet ("the project"). The project is located northerly of Cliff Street, southerly of Avenue 41 and easterly of Adams Street in the Bermuda Dunes Zoning District – Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JUDY DEERTRACK, PROJECT PLANNER, AT (760) 393-3410 or EMAIL at jdeertra@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: February 10, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding;
that on February 10, 2010, I mailed a copy of the following document:

Notice of Public Hearing for: ZC 7677 and PP 23701

to the parties listed in the attached labels, by depositing said copy with postage thereon fully
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: February 23, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: February 10, 2010
Cecilia Gil



APN: 607050043 ASMT: 607050043
ROBERT J FARRAUD
ENID I FARRAUD
40700 STARLIGHT LN
BERMUDA DUNES CA 92203

APN: 607160007 ASMT: 607160007
SHARON JENSON
78670 HIGHWAY 111 NO C219
LA QUINTA CA 92253

APN: 607160008 ASMT: 607160008
FRANCES M ALLEN
P O BOX 725
PALM DESERT CA 92261

APN: 607160009 ASMT: 607160009
FRANZ X BIRRRER
215 MEMPHIS ST
HUNTINGTON BEACH CA 92648

APN: 607182016 ASMT: 607182016
RAYMOND J VAGAS
GRACE C VAGAS
37821 GRAND OAKS AVE
PALM DESERT CA 92211

APN: 607183020 ASMT: 607183020
ALFRED FULLER
MAGDALENA FULLER
78901 ANCHOVY RD
BERMUDA DUNES CA 92203

APN: 607183021 ASMT: 607183021
LYDIA GROZDICH
47855 DANCING BUTTERFLY
LA QUINTA CA 92253

APN: 607183022 ASMT: 607183022
JOHN F LAGLE
CHARLES BRIAN TROUT
7224 JAMIESON AVE
RESEDA CA 91311

APN: 607183023 ASMT: 607183023
JON R MCDANIEL
PEGI J MCDANIEL
41410 MAROON TOWN RD
BERMUDA DUNES CA 92203

APN: 607183024 ASMT: 607183024
MICHAEL RICH
80980 VISTA BONITA TR
LA QUINTA CA 92253

APN: 607183025 ASMT: 607183025
MARSHA BILLA
48580 SAN DIMAS ST
LA QUINTA CA 92253

APN: 607183029 ASMT: 607183029
JOANN HOFFMAN
C/O RUFUS E VERHALEN
3255 ROOSEVELT
CARLSBAD CA 92008

APN: 607183030 ASMT: 607183030
JOHN LAFONTAINE
PATRICIA LAFONTAINE
41485 ADAMS ST NO C
BERMUDA DUNES CA 92203

APN: 607183031 ASMT: 607183031
CHRISTOPHER M PAOLINI
DIANE PAOLINI
JOHN BRETT
MAURINE BRETT
49485 BRIAN CT
LA QUINTA CA 92253

APN: 607183032 ASMT: 607183032
FIDEL COVARRUBIAS
P O BOX 1023
CAPITOLA CA 95010

APN: 607252004 ASMT: 607252004
JULIA A LAWSON
RUBEN GRIJALVA
W DON LAWSON
82680 SHOWCASE PKWY 2
INDIO CA 92203

APN: 607252021 ASMT: 607252021
DESERT BERMUDA DEVELOPMENT CO
79050 AVE 42
BERMUDA DUNES CA 92201

APN: 607252022 ASMT: 607252022
MYOMA DUNES MUTUAL WATER CO INC
79050 AVENUE 42
BERMUDA DUNES CA 92203

APN: 607270001 ASMT: 607270001
STEVEN C WELTY & ASSOC INC
74100 OLD PROSPECTOR TR
PALM DESERT CA 92260

APN: 607270002 ASMT: 607270002
REYNOLD A ROMERO
41140 ADAMS ST
BERMUDA DUNES CA 92203

APN: 607270003 ASMT: 607270003
RICHARD WARFIELD
ROBERT S WRIGHT
P O BOX 1435
LA QUINTA CA 92253

APN: 607270010 ASMT: 607270010
BERMUDA DUNES AIRPORT CORP
79050 AVENUE 42
BERMUDA DUNES CA 92203

APN: 607270011 ASMT: 607270011
RONALD A GREGORY
BETTY L GREGORY
79130 CLIFF ST
BERMUDA DUNES CA 92201

APN: 607270012 ASMT: 607270012
MYOMA DUNES MUTUAL WATER CO
79050 AVENUE 42
BERMUDA DUNES CA 92203

APN: 607291001 ASMT: 607291001
VICTOR H AGUILAR
ELIZABETH AGUILAR
79016 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291002 ASMT: 607291002
LARRY DEAN CUSLIDGE
79040 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291003 ASMT: 607291003
CHARLES LOUIS SANDOVAL
MAGALY C SANDOVAL
79062 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291004 ASMT: 607291004
ALBERT HERSHEY
TERESA HERSHEY
79084 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607291007 ASMT: 607291007
BVN HOMES INC
5305 E 2ND ST STE 204
LONG BEACH CA 90803

APN: 607291020 ASMT: 607291020
MARK MEELER
LINDYL FAYE MEELER
79108 CLIFF ST
BERMUDA DUNES CA 92203



APN: 607292001 ASMT: 607292001
JEFF SMITH
STACY LYNN TEVES SMITH
79015 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292002 ASMT: 607292002
CHERYL C ARMOND
JAMES L ARMOND
79041 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292003 ASMT: 607292003
STUART M GREEN
MICHELLE GREEN
79063 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292005 ASMT: 607292005
PATRICK ASHLEY
MICHELE SIEGEL
79109 CLIFF ST
BERMUDA DUNES CA 92203

APN: 607292006 ASMT: 607292006
ROBERT L BARCKLEY
45650 ABRONIA TR
PALM DESERT CA 92260

APN: 607292007 ASMT: 607292007
GUY YOCOM
C/O YOCOM BALDWIN DEV
3299 HORSELESS CARRIAGE
NORCO CA 92860

APN: 607292008 ASMT: 607292008
CYNTHIA A MORONI
79062 DELTA ST
BERMUDA DUNES CA 92203

APN: 607292009 ASMT: 607292009
CHARLES J BURNETT
DEBBIE C BURNETT
P O BOX 12608
PALM DESERT CA 92255

APN: 607292010 ASMT: 607292010
DENVER L PITTMAN
PATRICIA K PITTMAN
79108 DELTA ST
BERMUDA DUNES CA 92203



Myoma Dunes Water Company
79-050 Avenue 42
Bermuda Dunes, CA 92201

Imperial Irrigation District
Attn: Alfonso Rodriguez
81-600 Avenue 58
La Quinta, CA 92253

Southern California Gas Co.
211 N. Sunrise Way
Palm Springs, CA 92262

Verizon
Attn: Chris Brown
295 N. Sunrise Way
Palm Springs, CA 92262

Desert Sands Unified School Dist.
Attn: Peggie Reyes
47-950 Dune Palms Rd.
La Quinta, CA 92253

EASTERN INFORMATION CENTER
Archeological Research Unit
University of California
Riverside, CA 92521

Jerry Lugo, Chairperson
Bermuda Dunes Comm. Council
79-860 Bogueron Way.
Bermuda Dunes, CA 92201

Bermuda Dunes Airport
79880 Avenue 42
Bermuda Dunes, CA 92203

Calif. Dept. of Transportation
Aeronautics Programs #MS40
P.O. Box 942874
Sacramento, CA 94274-0001

owner / APPLICANT
Rich Warfield
P.O. Box 1435
La Quinta, CA 92247

ENGINEER

JHA Engineering Inc.
41921 Beacon Hill, Suite A
Palm Desert, CA 92211

**Extra Labels for
PP23701**

The Desert Sun

mydesert.com

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Palm Springs, CA 92262
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144

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RIVERSIDE COUNTY-BOARD OF SUP.
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RIVERSIDE CA 92502-1147

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03/15/10	3,721.32
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Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0201			BALANCE FORWARD						4,598.82
0201			COMMERCIAL PAYMENT THANK YOU						3,922.18-
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0205	CLS	0001	CECILIA NO 0462 BOARD OF	8	2	67.00	1072.00		117.22
0207	CLS	0001	CECILIA NO 0513 BOARD OF	8	2	730.00	1680.00		1,217.80
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0213	CLS	0001	CECILIA NO 0616 NOTICE O	8	2	92.00	1472.00		158.72
0214	CLS	0001	CECILIA NO 0627 NOTICE O	8	2	92.00	1472.00		158.72
0214	CLS	0001	CECILIA NO 0628 NOTICE O	8	2	65.00	1040.00		113.90
0219	CLS	0001	CECILIA NO 0689 BOARD OF	8	2	208.00	3328.00		351.28
0219	CLS	0001	CECILIA NO 0690 BOARD OF	8	2	242.00	3872.00		407.72
2010 MAR -8 PM 3:10									
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
3,044.68		487.14	189.50	.00	.00	3,721.32			
Contract Type		Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining		Salesperson	
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THE DESERT SUN PUBLISHING CO.
ADVERTISING INVOICE/STATEMENT

16.2 of 02/23/10

**PROOF OF PUBLICATION
(2015.5.C.C.P)**

This is space for County Clerk's Filing Stamp

STATE OF CALIFORNIA
County of Riverside

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of a printer of the, DESERT SUN PUBLISHING COMPANY a newspaper of general circulation, printed and published in the city of Palm Springs, County of Riverside, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of March 24, 1988. Case Number 191236; that the notice, of which the annexed is a printed copy (set in type not smaller than non paniel, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

February 12th, 2010

All in the year 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Palm Springs, California this ---12th--- day

of----- February -----, 2010

Signature

No 0590
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE BERMUDA DUNES ZONING DISTRICT - WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 23, 2010 at 1:30 P.M. to consider the application submitted by Rich Warfield - JHA Engineering, Inc., for Change of Zone No. 7877 which proposes to change the zoning from Residential One Family Dwellings (R-1) to Industrial Park (I-P), or such other zones as the Board may find appropriate; and, Plot Plan No. 23701, which proposes to permit a wholesale plant nursery, with a fifteen-hundred (1,500) square feet existing mobile home, two shipping containers at three-hundred square feet each, and a total parking area of approximately 13,460 square feet ("the project"). The project is located northerly of Cliff Street, southerly of Avenue 41 and easterly of Adams Street in the Bermuda Dunes Zoning District - Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JUDY DEERTRACK, PROJECT PLANNER, AT (760) 393-3410 or EMAIL at jdeertra@rctlma.org.

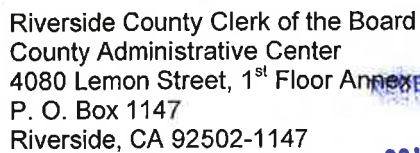
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: February 10, 2010
Kecia Harper-Ihem Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 2/12/10



PUBLIC HEARING NOTICE
This may affect your property

2010 FEB 18 PM 1:30

**PRESORTED
FIRST CLASS**



APN: 607292006
ROBERT
45650 A
PALM DES

[illegible]



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

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PALM DESE

NIXIE

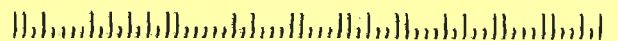
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02 / 15 / 2010

To: Clerk of the Board
4080 Lemon Street, 1st. Floor
P.O.Box 1147
Riverside, CA. 92502-1147

From: Albert Hershey
79084 Cliff St.
Bermuda Dunes, Ca. 92203

Re; Change of Zone No. 7677
Plot Plan No. 23701 Public hearing Feb 23, 2010 at 1:30 pm.

To the Board of Supervisors of Riverside County, California:

I am the homeowner who resides directly south of the project on Cliff Street with my family for the last 10 years. We are very familiar with the property as it is literally, in my back yard. The present owner Rich Warfield, does not live in our community of Bermuda Dunes. This is an investment property for him. (As he has explained to myself and other neighbors.) He rented the property to a *local landscaping company* a few years back with no regard to us homeowners on Cliff St.. Long story short, he now must change the Zone in order to rent it out for commercial purposes due to the complaints from the community on Cliff St.(code enforcement violations). So here we are...

I wish to testify in support of opposition to the project listed here in this letter.
The issues raising my opposition:

#1) Noise! (Sharpening of lawnmower blades, grinding up tree trimmings in a chipper machine - along with wooden pallets from deliveries - the traffic of trucks backing up --all day. They also had a truck that had a problem with the back up alarm sound. It would not stop. So they went home for the day while me and my neighbor had to here it all night! BEEP! BEEP! BEEP! etc.

#2) the dust. (from the trucks --all day)(never can keep house clean)

#3) the views we have will be gone. Will be replaced by big metal railroad car shipping containers that they poured concrete around as a makeshift work shop.(concrete slab still there)

#4) the smell of rotting garbage.

#5) workers listening to music and singing very badly. As well as the cursing. (I have children)

#6) nobody to bring complaints to. (Mr. Warfield does not live here.)

#7) Fire safety! (They put wood chips down to "try" to cut down the dust problem - it caught fire one time and I had to jump over the wall with my water hose to put a fire out!)

I fear for my families safety - as well as my homes value should this project be approved for Zone change. Our families quality of living will suffer. I oppose this Zone change very strongly!

Please guide yourselves accordingly,



Albert Hershey

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND PLOT PLAN IN THE BERMUDA DUNES ZONING DISTRICT – WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 23, 2010 at 1:30 P.M.** to consider the application submitted by Rich Warfield – JHA Engineering, Inc., for **Change of Zone No. 7677** which proposes to change the zoning from Residential One Family Dwellings (R-1) to Industrial Park (I-P), or such other zones as the Board may find appropriate; and, **Plot Plan No. 23701**, which proposes to permit a wholesale plant nursery, with a fifteen-hundred (1,500) square feet existing mobile home, two shipping containers at three-hundred square feet each, and a total parking area of approximately 13,460 square feet ("the project"). The project is located northerly of Cliff Street, southerly of Avenue 41 and easterly of Adams Street in the Bermuda Dunes Zoning District – Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JUDY DEERTRACK, PROJECT PLANNER, AT (760) 393-3410 or EMAIL at jdeertra@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: February 10, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

February 13, 2010
Clerk of the Board
4080 Lemon Street, 1st Floor
PO Box 1147
Riverside, Ca 92502-1147

Re: CZ 7677 and PP23701

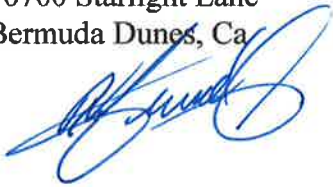
Dear Board,

I am okay with the change of zone considering its proximity to similar surrounding properties and the Bermuda Dunes airport. Used with a little consideration to the neighbors the zoning should not be a problem.

I am however concerned with the verbiage in the plot plan description which allows a mobile home and storage containers to remain on site. This is just starting out wrong. This is not allowed in our current CC&Rs and should not be allowed on this property. Allowing this now will only lead to their justifying more of the same and to others doing the same thing. This will lower the value of the surrounding properties. Bermuda Dunes just completed an overlay ordinance during the last couple of years to help maintain the value and appeal of our community. To allow this would be a step backwards and would not be in the best interest of the community. Please do not allow them to leave these conditions in place. We have enough junk around already.

In consideration of helping the applicant get on their feet business wise, perhaps a time limit could be set as to how long the mobil home and containers can remain before being replaced with more suitable structures.

Rob Ferraud
40700 Starlight Lane
Bermuda Dunes, Ca



Large map filed with item