

LAND DEVELOPMENT COMMITTEE
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 14, 2007

TO:

Transportation Department, Majeed
Dept. of Env. Health-John Johnson
Dept. of Fire-Tony Fox
Dept. of Bldg. & Safety (Grading)-Sam Gonzalez
Archeology-Leslie Mouriquand

EPD-Ken Baez
Co. Geologist-David Gaddie
CVWD-Georgia Celehar
CVRPD-Mary Thiery

TENTATIVE TRACT MAP NO. 34651, AMENDED NO. 1 - EA No. 40918 - Applicant: Corman-Leigh Communities - Engineer/Rep.: PBS&J Engineers - Fourth Supervisorial District - Western Coachella Valley Area Plan- Community Development: High Density Residential (CD:HDR) (8-14 dwelling units per acre) – Location: Northerly of I-10, Southerly of 38th Street and Westerly of Washington Street - 55.13 gross acres – Controlled Development Areas (W-2) Zoning - **REQUEST:** A Schedule A subdivision of 55.13 gross acres into 239 residential lots with approximately 475 units and 18 open space lots with approximately 3 acres of active recreational areas - Concurrent Cases: Specific Plan No. 360 - APNs: 626-130-019

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 6, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, (951)955-0545, or e-mail at mstraite@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

A 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:

TENTATIVE TRACT MAP NO. 34651 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Palm Desert 53 Investment, LLC - Engineering/Representative: Lee Consulting Group. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 55 Gross Acres – Zoning: Controlled Development Areas (W-2) – REQUEST: The tentative tract map proposes to divide approximately 55 acres into 416 single-family residential lots. APN(s): 626-130-019.

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, CA 92253

For further information regarding this project, please contact Maurice Borrows, Project Planner at 760-863-8277 or e-mail mborrows@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: Maurice Borrows, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211

NOTICE OF PUBLIC HEARING
and
**INTENT TO CERTIFY AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance No. 348 and 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651 – Intent to Adopt an Addendum to Mitigated Negative Declaration No. 40918 – Applicant: Lee Consulting Group - Engineering/Representative: RGP Planning – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space Recreation (OS-R), Open Space Conservation (OS-C): Community Development: High Density Residential (HDR), Very High Density Residential (VHDR) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 55 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Amendment proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360. The Specific Plan Amendment further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 (TR35058) and the required roadway and drainage improvements. Tentative Tract Map No. 34651 proposes a Schedule "C" tentative tract map to divide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot – APN(s): 626-130-019. (Legislative)

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: February 3, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-8631 or e-mail mstraite@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to anMND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/13/2010,

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

APN (s) or case numbers SP00360A1 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1200'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/13/2010 
EXPIRES: 7/13/2010

1200 feet buffer



Selected parcel(s):

626-130-003	626-130-017	626-130-019	626-150-004	626-200-045	626-200-051	626-200-053
626-220-030	626-271-019	626-271-020	626-271-023	626-272-002	626-380-016	626-380-019
626-380-020	626-380-022	626-380-024	626-390-002	626-390-008	626-390-009	626-460-053
626-460-054	626-460-055	626-460-062	695-110-003	695-120-001	695-120-003	695-120-004

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...01/12/2010

APN: 626130003 ASMT: 626130003
TAMARA FIELDS
T FIELDS
3018 CORDA DR
LOS ANGELES CA 90049

APN: 626130017 ASMT: 626130017
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 626130019 ASMT: 626130019
PALM DESERT 53 INV
4060 W WASHINGTON BLV
LOS ANGELES CA 90018

APN: 626150004 ASMT: 626150004
MIRASERA
718 UNIVERSITY AV STE 115
LOS GATOS CA 95032

APN: 626200045 ASMT: 626200045
SUNRISE DESERT PARTNERS
300 EAGLE DANCE CIR
PALM DESERT CA 92211

APN: 626200051 ASMT: 626200051
PALM VALLEY COUNTRY CLUB ASSN INC
42600 COOK ST NO 200
PALM DESERT CA 92260

APN: 626200053 ASMT: 626200053
NGP REALTY SUB
C/O AMERICAN GOLF CORP
2951 28TH ST
SANTA MONICA CA 90405

APN: 626220030 ASMT: 626220030
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 626271019 ASMT: 626271019
BRADLEY ALEXANDER GARNER
STEPHANIE GARNER
P O BOX 4731
PALM DESERT CA 92261

APN: 626271020 ASMT: 626271020
MICHAEL GEORGE YOURGAS
8117 MANCHESTER AVE
PLAYA DEL REY CA 90293

APN: 626271023 ASMT: 626271023
REGENCY PALMS HOMEOWNERS ASSN
76800 COUNTRY CLUB DR
PALM DESERT CA 92260

APN: 626272002 ASMT: 626272002
BRUCE LEONARD RUCKER
MARCY ANN RUCKER
39195 REGENCY WAY
PALM DESERT CA 92211

APN: 626380016 ASMT: 626380016
HOWARD L BIGLOW
JACKIE M BIGLOW
39067 PALMCE DR
PALM DESERT CA 92211

APN: 626380019 ASMT: 626380019
ADAM WEISSMAN
BETH J WEISSMAN
P O BOX 3124
BIG BEAR LAKE CA 92315

APN: 626380020 ASMT: 626380020
PALM DESERT REGENCY ESTATES HOMEOWNERS ASSN
26857 ABBY CT
PALM DESERT CA 92260

APN: 626380022 ASMT: 626380022
SUSAN HUNTER PARTEE
297 PASEO PRIMAVERA
PALM DESERT CA 92260

APN: 626380024 ASMT: 626380024
RICHARD D JENNINGS
CATHERINE M JENNINGS
P O BOX 2341
LAKE ARROWHEAD CA 92354

APN: 626390002 ASMT: 626390002
BARBARA DALLE
P O BOX 13433
PALM DESERT CA 92255

APN: 626390008 ASMT: 626390008
REGENCY PALMS HOMEOWNERS ASSOC
68910 ADELINA RD
CATHEDRAL CITY CA 92234

APN: 626390009 ASMT: 626390009
GENERAL TELEPHONE CO OF CA
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 626460053 ASMT: 626460053
STONEBRIDGE PALM DESERT
C/O MICHAEL PROCK
3525 LOMITA BLV NO 200
TORRANCE CA 90505

APN: 626460054 ASMT: 626460054
CITY OF PALM DESERT
C/O CITY CLERKS OFFICE
73510 FRED WARING DR
PALM DESERT CA 92260

APN: 626460055 ASMT: 626460055
MARK CHALUPNIK
ALMA CHALUPNIK
P O BOX 1790
MECCA CA 92254

APN: 626460062 ASMT: 626460062
NAGY BAKHOUM
NATALIE BAKHOUM
204 PASEO DE GRANADA
REDONDO BEACH CA 90277

APN: 695110003 ASMT: 695110003
USA 653
C/O USA FISH WILDLIFE SERVICE
911 NE 11TH ST
PORTLAND OR 97233

APN: 695120001 ASMT: 695120001
MARK J CARPENTER
LINDA C CARPENTER
24 CLANCY LANE ESTS
RANCHO MIRAGE CA 92270

APN: 695120003 ASMT: 695120003
MICHAEL W CALDWELL
M SUZANNE CALDWELL
77020 UTAH CIR
PALM DESERT CA 92260

APN: 695120004 ASMT: 695120004
USA BLM
UNKNOWN 12-30-97
0

Riverside County Transportation
Department -
#1080

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

Riverside County Fire Department
MS #5036

Riverside County Bldg. and Safety Dept. -
Grading Section
Attn: Tony Harmon
MS #2715

Riverside County Regional Parks & Open -
Space Dist.
MS #2970

Dave Jones
Riverside County Geologist

Attention: Linda Grimes
CALTRANS # 8
464 W. 4TH MS 726
San Bernardino, CA 92401-1400

Southern California Edison - Rosemead
2244 Walnut Grove Ave Rm 312
P O Box 800
Rosemead, CA 91770-0800

So. Calif. Gas Co. - Redlands
1981 Lugonia Ave.
P O Box 3003
Redlands, CA 92373-0306

U. S. Fish and Wildlife Service
Ecological Services
6010 Hidden Valley Road
Carlsbad, CA 92009

Desert Riverside County Files
Attention: David Mares

Coachella Valley Unified School District
87-225 Church Street
Thermal, Ca 92274

Riverside County Sheriff Department
Attn: Bod Doyle, Sheriff
MS #1450

Riverside County Waste Resources Mgmt.
Dist.
MS #2950

California Department of Fish and Game -
Chino Hills
Environmental Services Division - NCCP
4775 Bird Farm Road
Chino Hills, CA 91709

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618



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

April 21, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SP 360 AMENDMENT NO. 1 and TTM 34651

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, April 23, 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: PE Legals [legals@pe.com]
Sent: Wednesday, April 21, 2010 10:27 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: SP 360 AMDT #1 TTM 34651

Received for publication on April 23

Thank You! ~Maria G. Tinajero • The Press Enterprise Legal Adv. • 1.800.880.0345 (Phone) • 951.368.9018 (fax) • Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, April 21, 2010 10:21 AM
To: PE Legals
Subject: FOR PUBLICATION: SP 360 AMDT #1 TTM 34651

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, April 23, 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.



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

April 21, 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: SP 360 AMENDMENT NO. 1 and TTM 34651

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, April 23, 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, April 21, 2010 10:41 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: SP 360 AMDT #1 TTM 34651

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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NOTE: Starting on March 29th, there will be a \$10 affidavit processing fee added to the cost of each Public Notice

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, April 21, 2010 10:21 AM
To: tds-legals
Subject: FW: FOR PUBLICATION: SP 360 AMDT #1 TTM 34651

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, April 23, 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.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE BERMUDA DUNES ZONING DISTRICT – WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, May 4, 2010 at 1:30 P.M.** to consider the application submitted by Lee Consulting Group – RGP Planning on **Specific Plan No. 360 Amendment No. 1**, which proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360, and which further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 and the required roadway and drainage improvements; and, **Tentative Tract Map No. 34651, Schedule C**, which proposes to subdivide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot (“the project”). The project is located northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street in the Bermuda Dunes Zoning District – Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40918 and recommended the Certification of an Addendum to a previous adopted Mitigated Negative Declaration (EA 40918).

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 Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@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: April 21, 2010

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

From: Rush, Adam [ARUSH@rctlma.org]
Sent: Tuesday, April 20, 2010 4:53 PM
To: Gil, Cecilia
Cc: Juarez, Raymond; Straite, Matt
Subject: RE: SP 360 Amd 1 / TTM 34651

Importance: High

Cecilia,

This case is a unique situation and does require different language. The language we have approved by Counsel is stated below and we would like this language used in both the public notice and the BOS agenda. Please feel free to let me know if there are any questions.

"The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40918 and recommended the Certification of an Addendum to a previous adopted Mitigated Negative Declaration (EA 40918)."

Please let me know if there are any concerns.

Sincerely,

Adam B. Rush

Principal Planner
Riverside County Planning Department
Riverside County CAC
4080 Lemon Street, 9th Floor
Riverside, CA 92504
Ph: (951) 955-6646
Cell: (951) 743-1554
Fax: (951) 955-3157

Please be aware that as of August 14, 2009, as a cost saving measure, the Riverside County Planning Department will be shifting to a 4-day workweek and our offices will be closed every Friday. Revised business hours will be from 8:00am till 5:00pm.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, April 20, 2010 4:44 PM
To: Rush, Adam
Cc: Juarez, Raymond
Subject: SP 360 Amd 1 / TTM 34651

Adam (or Raymond),

Do you need me to put some kind of special wording on the Notice since the Recommended Motion says "Adoption of a Mitigated Neg Dec" and also "Certification of an Addendum to Environmental Assessment"?

Usually, we only use this language "The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative

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 April 21, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 360 AMENDMENT NO. 1 and TTM 34651

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: May 4, 2010 @ 1:30 PM

SIGNATURE: *McGil* DATE: April 21, 2010
 Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Wednesday, April 21, 2010 10:33 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: SP 360 AMDT #1 TTM 34651

received and posted

From: Gil, Cecilia
Sent: Wednesday, April 21, 2010 10:22 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: SP 360 AMDT #1 TTM 34651

Good Morning! Attached is 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.

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 April 21, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 360 AMENDMENT NO. 1 and TTM 34651

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: May 4, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: April 21, 2010
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/13/2010,

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

APN (s) or case numbers SP00360A1 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1200'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/13/2010 
EXPIRES: 7/13/2010

APN: 626130003 ASMT: 626130003
TAMARA FIELDS
T FIELDS
3018 CORDA DR
LOS ANGELES CA 90049

APN: 626130017 ASMT: 626130017
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 626130019 ASMT: 626130019
PALM DESERT 53 INV
4060 W WASHINGTON BLV
LOS ANGELES CA 90018

APN: 626150004 ASMT: 626150004
MIRASERA
718 UNIVERSITY AV STE 115
LOS GATOS CA 95032

APN: 626200045 ASMT: 626200045
SUNRISE DESERT PARTNERS
300 EAGLE DANCE CIR
PALM DESERT CA 92211

APN: 626200051 ASMT: 626200051
PALM VALLEY COUNTRY CLUB ASSN INC
42600 COOK ST NO 200
PALM DESERT CA 92260

APN: 626200053 ASMT: 626200053
NGP REALTY SUB
C/O AMERICAN GOLF CORP
2951 28TH ST
SANTA MONICA CA 90405

APN: 626220030 ASMT: 626220030
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 626271019 ASMT: 626271019
BRADLEY ALEXANDER GARNER
STEPHANIE GARNER
P O BOX 4731
PALM DESERT CA 92261

APN: 626271020 ASMT: 626271020
MICHAEL GEORGE YOURGAS
8117 MANCHESTER AVE
PLAYA DEL REY CA 90293

APN: 626271023 ASMT: 626271023
REGENCY PALMS HOMEOWNERS ASSN
76800 COUNTRY CLUB DR
PALM DESERT CA 92260

APN: 626272002 ASMT: 626272002
BRUCE LEONARD RUCKER
MARCY ANN RUCKER
39195 REGENCY WAY
PALM DESERT CA 92211

APN: 626380016 ASMT: 626380016
HOWARD L BIGLOW
JACKIE M BIGLOW
39067 PALMCE DR
PALM DESERT CA 92211

APN: 626380019 ASMT: 626380019
ADAM WEISSMAN
BETH J WEISSMAN
P O BOX 3124
BIG BEAR LAKE CA 92315

SP360 TTM 34651 (44)

APN: 626380020 ASMT: 626380020
PALM DESERT REGENCY ESTATES HOMEOWNERS ASSN
26857 ABBY CT
PALM DESERT CA 92260

APN: 626380022 ASMT: 626380022
SUSAN HUNTER PARTEE
297 PASEO PRIMAVERA
PALM DESERT CA 92260

APN: 626380024 ASMT: 626380024
RICHARD D JENNINGS
CATHERINE M JENNINGS
P O BOX 2341
LAKE ARROWHEAD CA 92354

APN: 626390002 ASMT: 626390002
BARBARA DALLE
P O BOX 13433
PALM DESERT CA 92255

APN: 626390008 ASMT: 626390008
REGENCY PALMS HOMEOWNERS ASSOC
68910 ADELINA RD
CATHEDRAL CITY CA 92234

APN: 626390009 ASMT: 626390009
GENERAL TELEPHONE CO OF CA
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 626460053 ASMT: 626460053
STONEBRIDGE PALM DESERT
C/O MICHAEL PROCK
3525 LOMITA BLV NO 200
TORRANCE CA 90505

APN: 626460054 ASMT: 626460054
CITY OF PALM DESERT
C/O CITY CLERKS OFFICE
73510 FRED WARING DR
PALM DESERT CA 92260

APN: 626460055 ASMT: 626460055
MARK CHALUPNIK
ALMA CHALUPNIK
P O BOX 1790
MECCA CA 92254

APN: 626460062 ASMT: 626460062
NAGY BAKHOUM
NATALIE BAKHOUM
204 PASEO DE GRANADA
REDONDO BEACH CA 90277

APN: 695110003 ASMT: 695110003
USA 653
C/O USA FISH WILDLIFE SERVICE
911 NE 11TH ST
PORTLAND OR 97233

APN: 695120001 ASMT: 695120001
MARK J CARPENTER
LINDA C CARPENTER
24 CLANCY LANE ESTS
RANCHO MIRAGE CA 92270

APN: 695120003 ASMT: 695120003
MICHAEL W CALDWELL
M SUZANNE CALDWELL
77020 UTAH CIR
PALM DESERT CA 92260

APN: 695120004 ASMT: 695120004
USA BLM
UNKNOWN 12-30-97
0



Riverside County Transportation
Department -
MS #1080

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

Riverside County Fire Department
MS #5036

Riverside County Bldg. and Safety Dept. -
Grading Section
Attn: Tony Harmon
MS #2715

Riverside County Regional Parks & Open -
Space Dist.
MS #2970

~~Dave Jones
Riverside County Geologist~~

Attention: Linda Grimes
CALTRANS # 8
464 W. 4TH MS 726
San Bernardino, CA 92401-1400

Southern California Edison - Rosemead
2244 Walnut Grove Ave Rm 312
P O Box 800
Rosemead, CA 91770-0800

So. Calif. Gas Co. - Redlands
1981 Lugonia Ave.
P O Box 3003
Redlands, CA 92373-0306

U. S. Fish and Wildlife Service
Ecological Services
6010 Hidden Valley Road
Carlsbad, CA 92009

~~Desert Riverside County Files
Attention: David Mares~~

Coachella Valley Unified School District
37-225 Church Street
Thermal, Ca 92274

Riverside County Sheriff Department
Attn: Bod Doyle, Sheriff
MS #1450

Riverside County Waste Resources Mgmt.
Dist.
MS #2950

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Lee Consulting Group
C/O Mee Semcken
3365 Monterey Rd.
San Marino CA 91108

RGP Planning
C/O Jeremy Krout
8921 Reaserch Dr.
Irvine CA 92618

Legal Advertising Invoice

③ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 04/23/10 - 04/23/10
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ BILLING DATE 04/23/10 FOR BILLING INFORMATION CALL
 ④ PAGE NO 1
 ③ TOTAL AMOUNT DUE 241.80
 UNAPPLIED AMOUNT (951) 368-9713
 TERMS OF PAYMENT Due Upon Receipt

⑧ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202
 REP NO LE04

Statement #: 56535750 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑬ ⑭ DESCRIPTION OTHER COMMENTS/CHARGES	⑮ SAZ SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑲ NET AMOUNT
04/23	4179726 CO	SP 360 AMDT #1 TTM34651 Class : 10 Ctext Ad# 10240565 Placed By : Cecilia Gil	186 L	1.30		241.80

*Planning
 16.3 of 05/04/10
 44 Pl = 1 hr*

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2011 MAY -3 PM 4:18

COMING SOON! Electronic Tearsheet Delivery Service
 It's easy! Search, view, save, email notification & more

② CURRENT NET AMOUNT DUE	② 30 DAYS	② 60 DAYS	② OVER 90 DAYS	* UNAPPLIED AMOUNT	② PLEASE PAY THIS AMOUNT
					241.80

THE PRESS-ENTERPRISE  P.O. BOX 12009
 RIVERSIDE, CA 92502-2209
 TELEPHONE (951) 368-9711
 (951) 368-9720 (951) 368-9713

ADVERTISING STATEMENT/INVOICE

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE 

② STATEMENT NUMBER	① BILLING PERIOD	⑥ BILLED ACCOUNT NUMBER	⑦ ADVERTISER/CLIENT NUMBER	⑧ ADVERTISER/CLIENT NAME
56535750	04/23/10 - 04/23/10	045202		BOARD OF SUPERVISORS

5118 16.1

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP 360 AMDT #1 TTM34651

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04-23-10

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

Date: Apr. 23, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10240565

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE BERMUDA DUNES ZONING DISTRICT - WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing of 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, May 4, 2010 at 1:30 P.M. to consider the application submitted by Lee Consulting Group - RGP Planning on Specific Plan No. 360 Amendment No. 1, which proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360, and which further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 and the required roadway and drainage improvements; and, Tentative Tract Map No. 34651, Schedule C, which proposes to subdivide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot ("the project"). The project is located northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street in the Bermuda Dunes Zoning District - Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40918 and recommended the Certification of an Addendum to a previous adopted Mitigated Negative Declaration (EA 40918).

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 Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@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: April 21, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

4/23

The Desert Sun

mydesert.com

750 N. Gene Autry Trail
Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.
P.O. Box 677368 Dallas, TX 75267-7368
A finance charge of 1.5% per month(18% Annually) will be added to balances not paid by the 20th.

132

RIV0690000037356650126979510820

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

Customer No.	Invoice No.
RIV069	0003735665
For the Period	Thru
03/29/10	05/02/10
Due Date	Amount Due
05/17/10	12,697.95
AMOUNT PAID	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0329			BALANCE FORWARD						4,965.04
0320	CLS	0001	SANDI SCHLEMNO 1190 / RES 20	3	5	21.00	315.00		3,772.35
0331	CLS	0001	CECILIA NO 1338 NOTICE T	12	2	83.00	1992.00		704.90
0403	CLS	0001	CECILIA NO 1427 NOTICE I	9	2	79.00	1422.00		278.28
0409	DLY		SENIOR INSPIRATION AWARDS	1	3	10.00	30.00		500.00
0414	CLS	0001	CECILIA NO 1529 NOTICE I	10	2	49.00	980.00		422.70
0416	CLS	0001	CECILIA NO 1579 NOTICE O	2	2	316.00	1264.00		540.56
0418	DLY		SENIOR INSPIRATION AWARDS	1	3	10.00	30.00		500.00
0423	CLS	0001	CECILIA NO 1692 NOTICE O	2	2	101.00	404.00		183.66
0424	CLS	0001	CECILIA NO 1699 NOTICE O	2	2	246.00	984.00		424.36
0428	CLS	0001	CECILIA NO 1730 NOTICE I	10	2	47.00	940.00		406.10
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
7,732.91		1,730.86	3,044.68	.00	189.50	12,697.95			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MOELLER			

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2010 MAY 10 PM 3:55

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Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0003735665	

THE DESERT SUN PUBLISHING CO.
ADVERTISING INVOICE/STATEMENT

16.3 of 05/04/10

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000201542

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

4/23/2010

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 23rd day of April, 2010 in Palm Springs, California.



Declarant

NO 10572
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE BERMUDA DUNES ZONING DISTRICT - WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, May 4, 2010 at 1:30 P.M.** to consider the application submitted by Lee Consulting Group - RGP Planning on **Specific Plan No. 360 Amendment No. 1**, which proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360, and which further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 and the required roadway and drainage improvements; and **Tentative Tract Map No. 34651, Schedule C**, which proposes to subdivide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot ("the project"). The project is located northerly of Varnar Road, southerly of Avenue 38, and westerly of Washington Street in the Bermuda Dunes Zoning District - Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40918 and recommended the Certification of an Addendum to a previous adopted Mitigated Negative Declaration (EA 40918).

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 Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraiter@rctima.org.

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

Dated: April 21, 2010

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

PUBLISHED: 4/23/2010

100-24-000000



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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PRIME FLOW
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\$ 00.38²
APR 21 2010
MAILED FROM ZIP CODE 92504

PUBLIC HEARING NOTICE
This may affect your property

WFF

APN: 626150004 ASMT: 626150004
MIRASERA
718 UNIVERSITY AV STE 115
LOS GATOS CA 95032

MAILED FROM ZIP CODE 92373
APR 21 2010
\$ 00.23
PRIME FLOW
UNITED STATES POSTAGE



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SENDER
UNABLE TO FORWARD
AS ADDRESSES
CHANGED

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2010 MAY -5 PM 3:47

FWD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE BERMUDA DUNES ZONING DISTRICT – WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: April 21, 2010

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board Assistant

16.3 of 05/04/10

10-2 of 02-pg10



Riverside County Clerk of the Board
County Administrative Center
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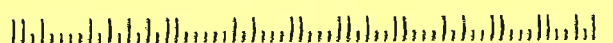
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LAMB & KAWAKAMI LLP

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E-MAIL: tfields@lamb-kawakami.com

May 3, 2010

VIA FEDERAL EXPRESS

Kecia Harper-Ihem
Clerk of the Board
Riverside County Board of Supervisors
4080 Lemon Street, First Floor
Post Office Box 1147
Riverside, California 92502-1147

**Re: *Objection to Lee Consulting Group-RGP Planning Application on Specific Plan
No. 360 Amendment No. 1***

Dear Ms. Harper-Ihem:

I write this letter on behalf of my mother, Tamara Fields, who is the owner of the undeveloped parcel of real property at the Southeast Corner of 38th Avenue and Varner Road, Assessor Parcel Number 626-130-003.

I have reviewed the proposed realignment to Avenue 38 and have this objection to the proposal. My mother received the enclosed notice of a public hearing on this matter tomorrow and we are unable to attend but I wanted to make sure that this objection makes its way into the file so that my mother's rights are protected.

Previously Avenue 38 ran along the western boundary of my mother's property and provided alternative access along the westerly boundary of my property, other than on Varner Road. The proposed realignment of Avenue 38 will fall entirely on the Valente property to our East and will provide no alternative access to my mother's property other than on Varner Road. Even if this is remedied, and the proposed Avenue 38 is moved to the boundary of my mother's property, I also note that the new Avenue 38 is designed to be a one way road flowing from Varner Road unto Avenue 38 but not the other way. Therefore, once the realignment of Avenue 38 is completed, there will be no opportunity to leave my mother's property, other than on Varner Road.

Having expressed these concerns, I have also reviewed relevant materials and do not see any provision to keep any portion of old Avenue 38 in tact. In fact, I see that there is to be built a large water dike which appears that it will travel over old Avenue 38 and replace the road. If Old Avenue 38 is removed at the current interesection of Avenue 38 and Varner Road I will be losing all access from Avenue 38 from my property. While I do not represent my neighbor to the

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Kecia Harper-Ihem
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May 3, 2010
Page 2

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west of me at the old Jojoba Farm property with Assessor Parcel Number 695-120-001, which is currently owned by Mark J. Carpenter and Linda C. Carpenter, it appears that they will lose all access to their property from Varner Road if Old Avenue 38 is removed from its current location at the intersection of Avenue 38 and Varner Road. Having reviewed the materials that have been publicly circulated for the repositioning of Varner Road it does not appear that this issue has been addressed currently.

I trust that this objection shall be given every consideration at tomorrow's hearing. I am available to answer any additional questions that may arise. Feel free to call me at the number above our on my cell phone at (818) 634-6303.

Very truly yours,



Toy R. Fields III
of LAMB & KAWAKAMI LLP

TRF/mdg (109020.1)
Enclosure

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND TENTATIVE TRACT MAP IN THE BERMUDA DUNES ZONING DISTRICT – WESTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, May 4, 2010 at 1:30 P.M.** to consider the application submitted by Lee Consulting Group – RGP Planning on **Specific Plan No. 360 Amendment No. 1**, which proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360, and which further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 and the required roadway and drainage improvements; and, **Tentative Tract Map No. 34651, Schedule C**, which proposes to subdivide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot ("the project"). The project is located northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street in the Bermuda Dunes Zoning District – Western Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 40918 and recommended the Certification of an Addendum to a previous adopted Mitigated Negative Declaration (EA 40918).

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 Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@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: April 21, 2010

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

FROM

LAMB & KAWAKAMI LLP

ATTORNEYS AT LAW

WELLS FARGO TOWER

333 SOUTH GRAND AVENUE, 42ND FLOOR

LOS ANGELES, CALIFORNIA 90071

TO

Kecia Harper-Ihem

Clerk of the Board

Riverside County Board of Supervisors

4080 Lemon Street, First Floor

Post Office Box 1147

Riverside, California 92502-1147

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Lamb & Kawakami LLP

333 S. Grand Avenue, Suite 4200

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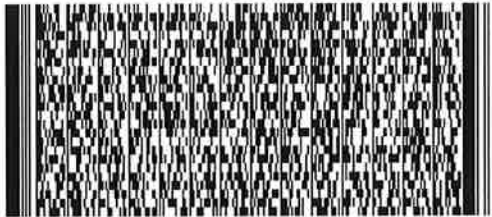
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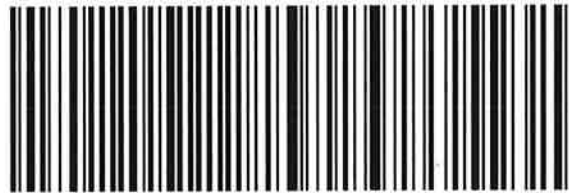
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