



George A. Johnson
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department



Ron Goldman
Planning Director

Attn: Robert Mannaing
Cathon Investments
5324 Calgary Trail NW, Suite # 210
Edmonton Alberta, Canada T6H4JB

ADDITIONAL INFORMATION REQUEST
DATE: 8/1/08
CASE NO. TR35289
E.A. NO. 41989

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:

Project will be scheduled for Land Development Committee (LDC) in August, 2008; the next Planning Commission Hearing in the desert is September 17, 2008. August 21, 2008 is the effective information and departmental clearance deadline in order to be scheduled for the next desert public hearing date. 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.tlma.co.riverside.ca.us. Click on "Planning", click on "Case Specific Status Information", click on "Planning Case Search Routines", then click on "Retrieve Planning Case LDC Status". 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 LDC) 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 this office at (760) 863-8277 or online at <http://www.tlma.co.riverside.ca.us>.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Maurice Borrows, Contract Planner

xc: File Copy
Riverside File
Owner
Engineer
Applicant



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Secretary
Dan Parks, Asst. General Manager
Redwine and Sherrill, Attorneys

September 7, 2009

RECEIVED

SEP 14 2009

File: 0163.1
0421.1

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

Riverside County
Planning Department
Desert Office

Dear Ms. Deertrack:

Subject: Tentative Tract Map No. 35289, Amended No. 1
Concurrent Case: CZ07673; Related Case PAR No. 01128

This project lies outside the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area.

Prior to approval of Tentative Tract Map No. 35289, Amended No. 1, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the District as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of block walls may be in violation of Ordinance 458. When the District reviews a project for compliance with Ordinance 458, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Block walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth of 2 and 3 feet on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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 the incremental increase of runoff from the 100-year storm.

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

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by 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 domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, 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.

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

Domestic water and 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 Riverside County Health Department requires sanitary sewer service to be provided when there are existing sewers within 200-feet of the development. For your development, there are existing sanitary sewer service available in the area, but over the 200-foot requirement. The District strongly suggests that development connect to the District's sanitary sewer system and the District may survey existing property owners in this area to determine the potential for multi-user participation in a sewer line extension.

September 7, 2009

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

The project lies within the Upper 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: Cathon Investments, Inc.
5324 Calgary Trail N.W., Suite 210
Edmonton, Alberta CANADA
T6H 4J8

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

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502

TD:\md\eng\sw\09\september\ttm-35289

040615-4



**Southern
California
Gas Company**

A  **Sempra Energy**™ company

RECEIVED

SEP 02 2008

Riverside County
Planning Department
Desert Office

September 2, 2008

County of Riverside Planning Dept
38686 El Cerrito Road
Palm Desert, CA 92211

Southern California
Gas Company

9400 Oakdale Avenue
Chatsworth, CA
91313

Mailing Address:
P. O. Box 2300
Chatsworth, CA
91313-2300
M.L.9314

tel 818-701-4546
fax 818-701-3441

Subject: 090208 Various Projects

EA 41989 - Northerly of Ramon Rd, Shadow Mountain Lane - Zoning - Borrows	T1235289
EA41998 - Easterly Hwy 177, Comanche Terrace - Zoning - Deertrack	
EA 42019 - Northerly 16th Avenue, S'ly Blythe Way, Ford Drive - Olivas	

Southern California Gas Company, Transmission Department, has no facilities within your proposed improvement and will not impact our Transmission Lines. However, our Distribution department may have some facilities within your construction area. To assure no conflict with the local distribution's pipeline system, please contact (909) 335-7561.

Sincerely,


Rosalyn Squires
Transmission Pipeline Planning Assistant



45-305 Oasis Street
Indio, CA 92201

Phone (760) 347-3484
Fax (760) 347-4660

www.cvrpd.org

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Communities of:**

- Bermuda Dunes
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- Oasis
- Palm Desert
- Rancho Mirage
- Thermal
- Thousand Palms
- Vista Santa Rosa

August 20, 2008

Via Fax & Regular Mail
(760) 863-7555

Maurice Borrows, Project Planner
County of Riverside, Transportation and Land Management Agency
Planning Department (Desert Office)
38686 El Cerrito Road
Palm Desert, CA 92211

RE: TTM #35289 – EA #41989 – APN: 651-060-005, 004 - Cathton Inv., Inc.

Dear Mr. Borrows:

Thank you for providing the Coachella Valley Recreation and Park District (the "District") with a copy of the notice regarding this project to divide 50 acres into 6 single family residential lots with remainder parcel.

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project may have impacts on the District's provision of services and facilities. Therefore, we request that the following mitigation measures be included in any environmental review, mitigation, and monitoring plan and as conditions of approval for the project.

1. Developer will enter into an agreement to and shall pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance 460. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance, as it may be amended from time to time, and shall be paid to the District at the time of recordation of the tentative map.
2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of a new assessment district or annexation to Coachella Valley Recreation and Park District's Landscaping and Lighting Assessment District (e.g., Assessment District 07-1 or successor), and shall pay the cost of such formation and/or annexation in an amount to be determined at the time of annexation (and presently approximately \$7,500).

We look forward to working with you on this project. The undersigned or Mary H. Thiery will be the contact persons for this project (mary@cvrpd.ca.gov or stan@cvrpd.ca.gov). Thank you for your assistance.

Very truly yours,

Stan Ford
General Manger

ST:mht
Enclosure

EASTERN INFORMATION CENTER

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

Department of Anthropology, University of California, Riverside, CA 92521-0418

(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu

Inyo, Mono, and Riverside Counties

November 1, 2007

RS #4085

Rosa Zingg
MSA Consulting, Inc.
34200 Bob Hope Drive
Rancho Mirage, California 92270

Re: Cultural Resources Records Search for the APN(s) 651-060-004 and -005,
Tentative Tract Map 35289 Project

Dear Ms. Zingg,

We received your request on October 25, 2007, for a cultural resources records search for the APN(s) 651-060-004 and -005 project, located in Section 15, T.4S, R.6E, SBBM, in the Coachella area of Riverside County. We have reviewed our maps, records, and reports against the project area defined on the map you provided.

Our records indicate that four cultural resources studies (all linear surveys) involve a small portion of the project area.

No cultural resources properties are recorded within the boundaries of the project area.

Additional sources of information consulted are identified below.

National Register of Historic Places: no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Historic Property Directory (HPD): no listed properties are located within the boundaries of the project area.

Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

The 1904 USGS Indio 30', the 1941 USGS Edom 15', and the 1958 USGS Thousand Palms 15' topographic maps do not indicate the presence of possible historical structures or features within the boundaries of the project area.

Based on the information reviewed, only a portion of the project area has been surveyed for cultural resources. It is recommended that the portion of the project area not previously surveyed be examined systematically by a cultural resources professional to identify all resources and provide recommendations regarding their significance and management prior to any development of the project area. A list of cultural resources consultants has been previously sent.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Williams". The signature is written in black ink and is positioned above the typed name and title.

Rachel Williams
Information Officer

Thousand Palms Community Council Minutes
Thousand Palms Community Center
31189 Robert Rd, Thousand Palms, CA 92276
November 12, 2009

In Attendance:

Chairman Bob Alcumbrec, Vice Chairwoman Karen Esposito, Secretary Patricia Saleh, Councilman Roy Nokes, Fourth District Legislative Assistant Denys Arcuri,

Chairman Bob Alcumbrec called the meeting to order at 6:15 PM. After the roll call and the Pledge of Allegiance, Secretary Patricia Saleh read the minutes of the meeting. Approved as read.

FOURTH DISTRICT REPORT

Fourth District Legislative Assistant Denys Arcuri clarified that no motion is necessary to place an item on the agenda. We can put items on as desired. He also said that the minutes from the last meeting will be posted on line. He proposed that the council meet at 6:00 PM rather than 6:15 PM. Discussion followed. Rob Carson reported that the childcare center has fewer children than before due to the economy so pickups and drop-offs at the Community Center won't be an issue. Denys also announced that the Roy Wilson Fire & Training Center grand opening will be at 10 AM on Saturday, Nov. 14, and it will be open to the public.

STAFF REPORTS

Sheriff's Office

Sheriff Laurie Hardcastle reported that 340 calls have come in for 2009 compared to 419 for 2008, a drop of 79 calls. Giving an overview of burglaries, she reported that the types of mode of entry included the following: a slider was unlocked and entry was gained while resident was sleeping. A generator and shovel were taken from the Fire Department construction site. Circle K had theft and fraud. Best Appliance had tools taken from vehicles. Comfort Suites had items taken from a vehicle, a window was broken. There were no patterns or specific days and times.

Lt. Pinon reported that the burglary rate is down, not only here but across the nation. The feeling is that it's due to so many people being at home because they're not employed so it's harder to burglarize them. In regards to the fire at the Southern California Recycling site, it was responded to by CHP not the Sheriff's Department.

Code Enforcement

No report

Fire Department

La Quinta Battalion Chief Pete Blakemore reported that the Thousand Palms Fire Dept. moved into its new facility at the corner of Robert and Ramon roads last week. There have been over 100,000 responses this year to date in the Coachella Valley in that many cities in the valley contract with the county fire department for services.

The Dillon Road fire station has been moved closer to Hwy 62 so the Thousand Palms station will have a little larger area to cover in the western end of the valley.

Thousand Palms Fire Captain Gretchen Gonzales announced that October was Fire Prevention Month so it was the department's goal to teach children about fire safety. Cal Fire had a small booth at the Thousand Palms Childcare Center-Thousand Palms Chamber of Commerce Halloween Carnival benefiting special needs children.

Additionally, an emergency response vehicle has been moved from La Quinta fire station to Thousand Palms. It is equipped with breathing aids, fluid replenishment equipment, etc.

OLD BUSINESS

Workforce Housing Presentation

Postponed to January 28, 2010.

Academy Fire Range Proposal

Marcia Vincelette of the Desert Business Park in Thousand Palms submitted plans for the Academy Firing Range to be built in the Desert Business Park just west of Washington Street in Thousand Palms, although it will maintain a Palm Desert address. It will occupy 37,500 square feet of space with 28 firing ranges and training rooms for use by the Border Patrol, security patrols and other agencies in the valley. There will be setups to mimic various security challenges for the trainees, i.e. a hotel, etc. A company out of Chicago will do the improvements. There will be many air filtration systems set up so the air going out of the building will be clean enough to use in an operating room.

Questions from the Council included:

Is this a private facility? Yes

Noise Factor: Health Dept. has requested an environmental study to make sure it will not provide too much noise; it already passes by the usual firing range standards.

Saleh moved to accept in concept as presented. Nokes seconded. Carried.

Cathlon Investments Six Lot Subdivision

Marvin Roos made the presentation. This project was originally planned to be a new city but the species habitat regulations got in the way. This will be a six-home subdivision. The subdivision will be located north of the transmission lines and zoned for open space. It will follow a flow-through hydrology pattern so there will be no change in the hydrology pattern in the area. It is planned that six buyers will buy these lots and build their homes. This is not in a conservation area. This project should be heard early next year by the Planning Commission. Roos said that they're doing open space zoning because the land is right at the top of the species habitat area by the Thousand Palms reserve.

Council Questions:

Is it correct that the northernmost lot will not be developed? Yes.

Isn't this a pretty secluded development? This is the "doughnut hole" in the species habitat area as described by Paul Clark. It is pretty secluded.

Clarification by Councilman Roy Nokes: It is called Hidden Springs.

How much will the lots sell for? Well into the six figures.

Saleh moved to accept the plans as presented. Esposito seconded. Motion carried.

Coachella Valley Water District Foreclosure Report

Israel Esmeralda reported on the meeting between Scott Heil of the law firm of Redwine and Sherrill and the homeowners being affected by the Coachella Valley Water District foreclosure action. He said that 85 homes are delinquent in their sewer assessment payments, and so by law the CVWD has no other remedy than to foreclose on their homes. The bond to put in sewer systems was approved by a majority vote in that the sewers were to be installed. The lawyers representing CVWD are working out payment arrangements with interested property owners.

Roy Nokes commented that the cost of constructing the sewers was \$10,500.

COMMITTEE REPORTS

Thousand Palms Preservation Action Group

Patricia Saleh reported that Local Agency Formation Commission hearing on the Cathedral City and Palm Desert sphere of influence requests was continued from October 22 to December 3, 2009 and that there will be a Town Hall Meeting held at 7 PM on Monday, November 16, at the Shenandoah Springs Clubhouse.

Field of Things Open Air Market

Rob Carson of the Thousand Palms Community Center reported that although the market has been a great success, it has been delayed until next year to give Desert Recreation District time to negotiate a better insurance coverage that isn't so costly for vendors.

Thousand Palms Boundary Sign

Councilman Roy Nokes reported that the "Welcome to Thousand Palms" sign has been moved to DaVall Rd. at Thousand Palms' western boundary.

December Recess

Saleh moved to go dark in December due to Christmas. Nokes seconded. Motion carried.

Thousand Palms Community Center Soccer League

Rob Carson said that a new soccer league has been formed. Its official name is Thousand Palms Youth Soccer, and its first meet will be this coming Saturday, Nov. 16, 2009, with 36 kids signed up. Two coaches agreed to participate and that works out well given the number of players.

Esposito moved to adjourn. Nokes seconded. Carried. The meeting was adjourned at 7:08 PM.

Respectfully submitted by Patricia Saleh, Council Secretary

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

June 25, 2010

County of Riverside Planning Department
Attn: Judy Deertrack, project Planner
P.O. Box 1409
Riverside, CA 92502-1409

**SUBJECT: Notice of Public Hearing and
Intent to Adopt a Mitigated Negative Declaration
Change of Zone No. 07673/Tentative Tract Map No. 35289
EA 41989**

Dear Ms. Deertrack:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves the Intent to Adopt a Mitigated Negative Declaration for a Change of Zone and Tentative Tract Map the Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

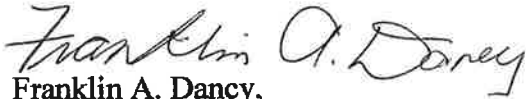
- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians

("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at your convenience.

MORONGO BAND OF MISSION INDIANS



Franklin A. Dancy,
Director of Planning

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.



July 12, 2010

Via E-Mail and Regular Mail
jdeertra@rctlma.org

Judy Deertrack, Project Planner
County of Riverside Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

Re: Change of Zone No. 07673 / Tentative Tract Map No. 35289 – Cathton Inv., Inc.

Dear Ms. Deertrack:

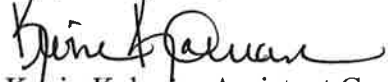
Thank you for providing the Desert Recreation District with a copy of the **Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration** regarding **Change of Zone No. 07673/Tentative Tract Map No. 35289**.

The Desert Recreation District is the public entity which provides parks and recreational services on a community wide level and has adopted a Community Parks and Recreation Master Plan, in accordance with Riverside County Ordinance No. 460, to direct the parks and recreation services within the community area. This residential project is located within the District boundaries and will have impacts on the District's provision of services and facilities. Therefore, the District requests that the following mitigation measures be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into an agreement with the Desert Recreation District to dedicate land, pay a fee in-lieu thereof, or both at the option of the Desert Recreation District, for neighborhood or community park and recreational facilities at the time and according to the standards and formula contained in Riverside County Ordinance No. 460 and the District's Community Parks and Recreation Master Plan. We have attached a copy of the form of agreement which will be used.
2. In order to provide for public park and recreational facilities and/or the maintenance or operation of current and/or future public park and recreational facilities and programs, prior to the issuance of building permits, Developer shall petition for and complete formation of or annexation to Desert Recreation District's Landscape and Lighting Assessment District, and shall pay the costs of such formation and or annexation.

We look forward to working with you on this project. The undersigned or Delia Granados will be the contact persons for this project. (delia@desertrecreationdistrict.ca.gov or kevin@desertrecreationdistrict.ca.gov). Thank you for your assistance.

Very truly yours,



Kevin Kalman, Assistant General Manager

KK/dg

AGREEMENT BETWEEN
DESERT RECREATION DISTRICT
OF RIVERSIDE COUNTY
AND
FOR COLLECTION OF PARK DEVELOPMENT FEES

THIS AGREEMENT is entered into this _____ day of _____ 2010, by and between **DESERT RECREATION DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA**, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and _____ (hereinafter referred to as **DEVELOPER**);

WITNESSETH:

WHEREAS, DEVELOPER presently is seeking approval from the County of Riverside of Tentative Tract Map No. _____ (the "project"); and

WHEREAS, CEQA review for the project has indicated that such additional development within the **DISTRICT** will impact on existing public park and recreation facilities and contribute to the need for construction of new facilities; and

WHEREAS, DISTRICT'S Community Parks and Recreation Master Plan identifies facilities needed to serve such growth; and

WHEREAS, the location of convenient parks near **DEVELOPER'S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

WHEREAS, DEVELOPER desires to assist **DISTRICT** in mitigating the impacts of its new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

I. RESPONSIBILITIES OF DEVELOPER

- A. **DEVELOPER** shall pay to **DISTRICT**, prior to issuance of any building permits for lots in Tentative Tract Map No. _____, the sum of \$ _____ for each residential unit constructed.

- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Desert Recreation District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

II. RESPONSIBILITIES OF DISTRICT

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park and recreation facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. _____.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Desert Recreation District Community Parks and Recreation Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

III. MISCELLANEOUS

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.
- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys fees.
- C. In the event that **DEVELOPER'S** tentative subdivision map expires without extension or approval by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- D. All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.

- E. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- F. This Agreement shall be amended only in writing signed by both parties.
- G. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral.

IN WITNESS WHEREOF, DEVELOPER and DISTRICT have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

DEVELOPER:

By: _____

DISTRICT:

DESERT RECREATION
DISTRICT OF RIVERSIDE
COUNTY, CALIFORNIA

By: _____

STAN FORD
General Manager

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

RECEIVED

JUL 03 2008

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR35289

DATE SUBMITTED: 7/3/08
Riverside County
 Transportation & Land
 Management Agency
 GRADING - INDIO

APPLICATION INFORMATION

Applicant's Name: Robert Manning/Cathton Investments E-Mail: rmanning@shawbiz.net

Mailing Address: 5324 Calgary Trail NW, Suite 210
Edmonton, Alberta Canada T6H4J8
City State ZIP

Daytime Phone No: (780) 436-2626 Fax No: (780) 438-2632

Engineer/Representative's Name: MSA Consulting/Marvin Roos E-Mail: mroos@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: (760) 323-7893

Property Owner's Name: Cathton Investments E-Mail: rmanning@shawbiz.ca

Mailing Address: 5324 Calgary Trail NW, Suite 210
Edmonton, Alberta Canada T6H4J8
City State ZIP

Daytime Phone No: (780) 436-2626 Fax No: (780) 438-2632

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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 SUBDIVISION 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 MANNING [Signature] **SIGN HERE**
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
CATYTON INVESTMENTS INC.

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.

ROBERT MANNING [Signature] **SIGN HERE**
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
CATYTON INVESTMENTS INC.

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 651-060-004 / 651-060-005

Section: 15 Township: 4S Range: 6E

Approximate Gross Acreage: 50 acres

General location (cross streets, etc.): North of Ramon Road, South of Indio Hills, East of Shadow Mountain Lane, West of Thousand Palms Canyon Rd

Thomas Brothers map, edition year, page number, and coordinates: 2007, 789, A1/A2/B1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

The applicant proposes to develop 6 single family lots on 30 acres with the remaining (20 acres) as Remainder Parcel.

Related cases filed in conjunction with this request:

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: Hydrology, Cultural, Archaeological, Geotechnical

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) 1/4 mile to West

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) 4 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: Raw Cut 4030 c.y. (street section only)

Estimated amount of fill = cubic yards 0 (fill is determined at the time of development of custom homes)

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

Import _____ Export _____ Neither X

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

N/A

APPLICATION FOR SUBDIVISION 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) 257,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision 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 subdivision 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)  Date June 16/08
CANTON INVESTMENTS INC
Owner/Representative (2) _____ Date _____

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:

CHANGE OF ZONE NO. 07673 / TENTATIVE TRACT MAP NO. 35289 – EA41989 – Applicant: Cathton Inv. Inc. – Engineer/Representative: MSA Consulting - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan - Rural: Rural Residential - 2 1/2 Acre Minimum (R:RR) – Location: Northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail – 50 Gross Acres - Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Controlled Development Areas (W-2) to Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot. The Tentative Tract Map proposes a Schedule C subdivision of approximately fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2 ½ acres, ranging in size from 3.5 acres to six (6) acres, an open space remainder parcel on 19.3 acres, and Street "A" on 1.6 acres – APN(s): 651-060-004 & 651-060-005.
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92570

For further information regarding this project, please contact Judy Deertrack, Project Planner at 951-955-1199 or e-mail ideertra@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, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, Carlos Muñoz certify that on June 9, 2010.

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

APN (s) or case numbers 651-060-004 / 651-060-005 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 Muñoz 

TITLE Project Planner

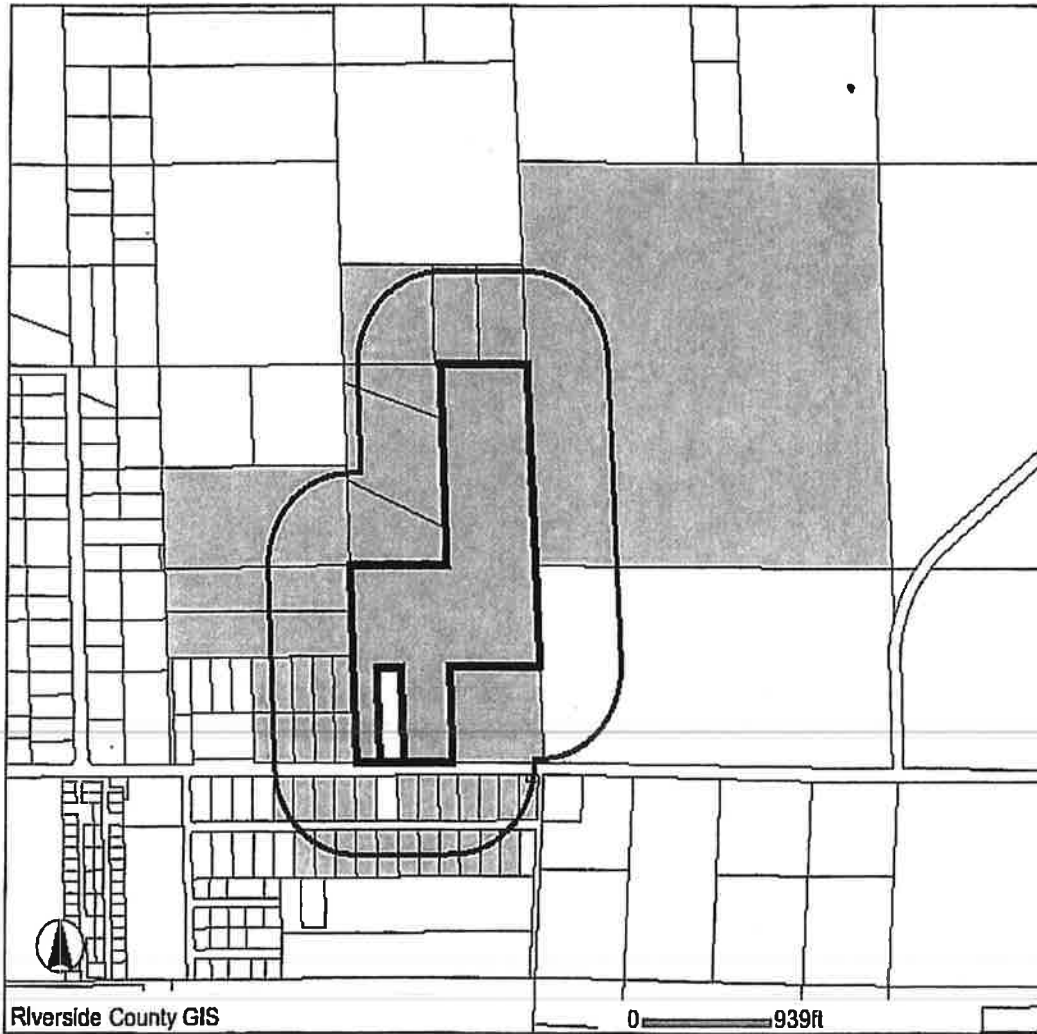
ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (760) 863-8277

CASE # TR35289

TR35289



Selected parcel(s):

651-040-012	651-040-013	651-040-014	651-060-004	651-060-006	651-060-008	651-060-010
651-060-012	651-080-003	651-080-004	651-080-005	651-080-007	651-080-008	651-080-009
651-080-010	651-080-015	651-080-016	651-080-017	651-080-018	651-080-019	651-080-026
651-090-005	651-161-005	651-161-006	651-161-007	651-161-008	651-161-009	651-161-011
651-161-012	651-161-013	651-161-014	651-161-015	651-161-016	651-161-018	651-161-019
651-162-006	651-162-007	651-162-008	651-162-009	651-162-010	651-162-011	651-162-012
	651-162-013	651-162-014	651-162-015	651-162-016		

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...06/9/2010

APN: 651040012 ASMT: 651040012
JASON SCHWAB
COLLEEN QUINN SCHWAB
PAUL FILIPPONE
CYNTHIA FILIPPONE
C/O SCHWAB FINANCIAL GROUP
16 S OAKLAND AVE NO 200
PASADENA CA 91101

APN: 651040013 ASMT: 651040013
AH FONG SHOU
C/O JIMMY SHOU
Y1031 BRADSHAWE AVE
MONTEREY PARK CA 91754

APN: 651040014 ASMT: 651040014
HECTOR RAMIREZ
P O BOX 881
CATHEDRAL CITY CA 92235

APN: 651060004 ASMT: 651060004
CATHTON INV INC
5324 CALGARY TR NO 210
EDMONTON ALB CANADA T5H4J8 0

APN: 651060006 ASMT: 651060006
JOSE SAFDEYE
JACK PHILIP SAFDEYE
JACOB A SAFDEYE
YVETTE SAFDEYE, ETAL.
608 N HARDEN
BEVERLY HILLS CA 90210

APN: 651060008 ASMT: 651060008
J GUADALUPE F ROMO
75833 RAMON RD
THOUSAND PALMS CA 92276

APN: 651060010 ASMT: 651060010
YI TA TSAI
ZION TRUST
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91030

APN: 651060012 ASMT: 651060012
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

APN: 651080003 ASMT: 651080003
BERNARD GERTLER
THEODORA FRANCES GRAFF
C/O THEODORA FRANCES GRAFF
170 VIA LERIDA
GREENBRAE CA 94904

APN: 651080004 ASMT: 651080004
CARRIE VAGRAN
P O BOX 785
THOUSAND PLMS CA 92276

APN: 651080005 ASMT: 651080005
LARRY DEAN ALBRIGHT
ALEXANDRA LEE ALBRIGHT
PMB 387
31574 SHADOW MOUNTAIN LN
THOUSAND PLMS CA. 92276

APN: 651080007 ASMT: 651080007
CHUN CHING CHEN
47587 MARGARITA ST
INDIO CA 92201

APN: 651080008 ASMT: 651080008
ESTELLA RANGEL ESPARZA
P O BOX 6660
LA QUINTA CA 92253

APN: 651080009 ASMT: 651080009
BRUCE BLEDSOE
BARBARA NEW
C/O BARBARA NEW
3212 NORWOOD CT
FORT COLLINS CO 80525

APN: 651080010 ASMT: 651080010
MERLE KINGSLEY
601 LAUREL AVE NO 807
SAN MATEO CA 94401

APN: 651080015 ASMT: 651080015
RUTH A GARSTONE
317 ISLAND AVE
NEWPORT BEACH CA 92861

APN: 651080016 ASMT: 651080016
REYNALDO M LOPEZ
MARIA S LOPEZ
82431 CREST AVE
INDIO CA 92201

APN: 651080017 ASMT: 651080017
DEBORAH C HALE
JAMES B CAMPBELL
JCK REVOCABLE LIVING TRUST
2848 AVENEL ST
LOS ANGELES CA 90039

APN: 651080018 ASMT: 651080018
ROBERT M HARLAN
626 CHIPPEWA
JEFFERSON IN 47130

APN: 651080019 ASMT: 651080019
SERGIO RODRIGUEZ
61 VIA DEL ROSSI
RANCHO MIRAGE CA 92270

APN: 651080026 ASMT: 651080026
FEDERICO HAM
AURORA L HAM
75740 AVENIDA ESPARZA
THOUSAND PLMS CA. 92276

APN: 651161005 ASMT: 651161005
JUAN DELGADO
TIBURSIA DELGADO
75695 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161006 ASMT: 651161006
MICHAEL ROY SMITH
LINDA LYN SMITH
75715 RAMON RD
THOUSAND PLMS CA. 92276 .

APN: 651161007 ASMT: 651161007
RICHARD NUNEZ MORENO
DOLORES MORENO
75735 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161008 ASMT: 651161008
MIGUEL ANGEL INZUNZA
75751 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161009 ASMT: 651161009
ROGER A PLACE
KATHLEEN G PLACE
30685 DESERT PALM DR
THOUSAND PALMS CA 92276

APN: 651161011 ASMT: 651161011
ALICJA BARKER
73221 SAN CARLOS
THOUSAND PLMS CA 92276

APN: 651161012 ASMT: 651161012
GUADALUPE ROMO
75833 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161013 ASMT: 651161013
ROBERT DEL GAGNON
LORI ANN GAGNON
73612 HIGHWAY 111
PALM DESERT CA 92260

APN: 651161014 ASMT: 651161014
DAVID ANDERSON
GREGORY ANDERSON
75865 E RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161015 ASMT: 651161015
ISRAEL ESMERALDA
MA C ESMERALDA
P O BOX 297
THOUSAND PALMS CA 92276

APN: 651161016 ASMT: 651161016
MARIO CASTILLO
SYLVIA CASTILLO
78526 EWARTON
BERMUDA DUNES CA 92203

APN: 651161018 ASMT: 651161018
THERESIA KOHL LOVELAND
75895 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161019 ASMT: 651161019
ARTHUR BEN PUNLEY
P O BOX 2187
SALEM OR 97308

APN: 651162006 ASMT: 651162006
WILLIAM D HORTON
RAQUEL HORTON
P O BOX 284
THOUSAND PALMS CA 92276

APN: 651162007 ASMT: 651162007
ELIZABETH J WOOD
32515 ST ANDREWS DR
THOUSAND PALMS CA 92276

APN: 651162008 ASMT: 651162008
DANIEL S PARTIDA
MARIA D SALAZAR
75765 CHUCKAWALLA RD
THOUSAND PLMS CA. 92276

APN: 651162009 ASMT: 651162009
CRYSTAL ABUBO
75775 CHUCKAWALLA RD
THOUSAND PLMS CA. 92276

APN: 651162010 ASMT: 651162010
JOHN L DELEON
JULIA R DELEON
72880 DEL NORTE WAY
THOUSAND PALMS CA 92276

APN: 651162011 ASMT: 651162011
DANIEL SALAZAR
LOURDES SALAZAR
30700 MONTE VISTA WAY
THOUSAND PALMS CA 92276

APN: 651162012 ASMT: 651162012
GOLDENCREST DEV GROUP
515 VISTA BONITA
PALM DESERT CA 92260

Coachella Valley Water District
Attn: Principal Stormwater Engineer
P.O. Box 1058
Coachella, CA 92236

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

Palm Springs Unified School Dist.
980 E. Tahquitz Cyn. Way. Ste. #204
Palm Springs, CA 92262

C.V. Recreation & Park Dist.
45-305 Oasis Street
Indio, CA 92201

Indio Sherriff's Dept.
Attn: Lieutenant Armstrong
82-695 Doctor Carreon Blvd
Indio, CA 92201

Attn: Marvin Roos
MSA Consulting, Inc.
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

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

Thousand Palms Community Council
Attn: Patricia Saleh, Secretary
35-220 Bandana Circle
Thousand Palms CA 92276

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

4th District Supervisor
73-710 Fred Waring Drive, Ste 222
Palm Desert, CA 92260

Native American Heritage Comm.
915 Capital Maoll, Room 364
Sacramento, CA 95814

Cathton Inv. Inc.
5324 Calgary Tr. No. 210
Edmonton AB
Canada T5H 4J8

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

Thousand Palms Chamber of
Commerce
72715 La Canada Way, Thousand
Palms, CA 92276-3235

Coachella Valley Preserve
P.O. Box 188
Thousand Palms, CA 92276

4th District Planning Commissioner
Attn: Jim Porras
47-395 Monroe St #137
Indio, CA 92201

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

Extra Labels for
TR35289



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

September 23, 2010

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7673 and TTM 35289

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, September 25, 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: Thursday, September 23, 2010 8:42 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7673 TTM 35289

Received for publication on **Sat., Sept. 25**

Thank You!
Maria

Maria G. Tinajero • Legal Advertising Department • 1-800-880-0345 • Fax: 951-368-9018

enterprisemedia

Publisher of the Press-Enterprise

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Thursday, September 23, 2010 8:32 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7673 TTM 35289

Good Morning! Attached is a Notice of Public Hearing, for publication on Saturday, Sept. 25, 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

September 23, 2010

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
RIVERSIDE, CA 92519

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

RE: NOTICE OF PUBLIC HEARING: ZC 7673 and TTM 35289

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, September 25, 2010.**

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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: Thursday, September 23, 2010 8:38 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7673 TTM 35289

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
The Coachella Valley's #1 Source in News & Advertising! Visit us at mydesert.com
Please Be Kind to the Environment; Think before you print.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Thursday, September 23, 2010 8:32 AM
To: tds-legals
Subject: FOR PUBLICATION: ZC 7673 TTM 35289

Good Morning! Attached is a Notice of Public Hearing, for publication on Saturday, Sept. 25, 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 CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE THOUSAND PALMS 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, October 5, 2010 at 1:30 P.M.** to consider the application submitted by Cathton Inv. Inc. on **Change of Zone No. 7673**, which proposes to change the zone from Controlled Development Areas (W-2) to Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35289, Schedule C**, which proposes to subdivide fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2 ½ acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space (“the project”). The project is located northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail in the Thousand Palms 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. 41989**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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 JUDITH DEERTRACK, PROJECT PLANNER, AT (951) 955-1199 OR EMAIL 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: September 23, 2010

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

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 September 23, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7673 and TTM 35289

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: October 5, 2010 @ 1:30 PM

SIGNATURE: *Mcgil* DATE: September 23, 2010
 Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Thursday, September 23, 2010 8:33 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7673 TTM 35289

received the posted

From: Gil, Cecilia
Sent: Thursday, September 23, 2010 8:33 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: ZC 7673 TTM 35289

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 September 23, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7673 and TTM 35289

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: October 5, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: September 23, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, Carlos Muñoz certify that on June 9, 2010.

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

APN (s) or case numbers 651-060-004 / 651-060-005 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 Muñoz 

TITLE Project Planner

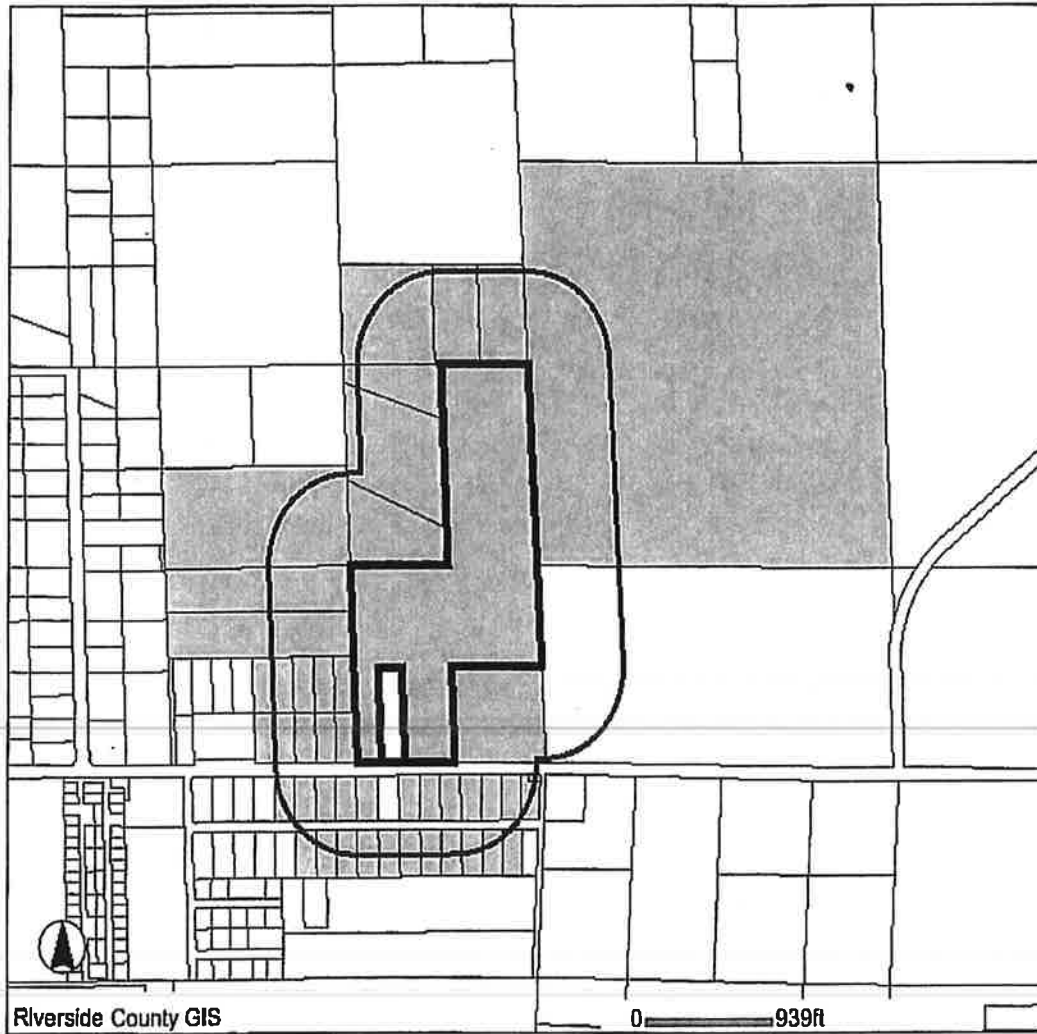
ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (760) 863-8277

CASE # TR35289

TR35289



Selected parcel(s):

651-040-012	651-040-013	651-040-014	651-060-004	651-060-006	651-060-008	651-060-010
651-060-012	651-080-003	651-080-004	651-080-005	651-080-007	651-080-008	651-080-009
651-080-010	651-080-015	651-080-016	651-080-017	651-080-018	651-080-019	651-080-026
651-090-005	651-161-005	651-161-006	651-161-007	651-161-008	651-161-009	651-161-011
651-161-012	651-161-013	651-161-014	651-161-015	651-161-016	651-161-018	651-161-019
651-162-006	651-162-007	651-162-008	651-162-009	651-162-010	651-162-011	651-162-012
	651-162-013	651-162-014	651-162-015	651-162-016		

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...06/9/2010

Coachella Valley Water District
Attn: Principal Stormwater Engineer
P.O. Box 1058
Coachella, CA 92236

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

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

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

Thousand Palms Community Council
Attn: Patricia Saleh, Secretary
35-220 Bandana Circle
Thousand Palms CA 92276

Thousand Palms Chamber of
Commerce
72715 La Canada Way, Thousand
Palms, CA 92276-3235

Palm Springs Unified School Dist.
980 E. Tahquitz Cyn. Way. Ste. #204
Palm Springs, CA 92262

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

Coachella Valley Preserve
P.O. Box 188
Thousand Palms, CA 92276

C.V. Recreation & Park Dist.
45-305 Oasis Street
Indio, CA 92201

4th District Supervisor
73-710 Fred Waring Drive, Ste 222
Palm Desert, CA 92260

4th District Planning Commissioner
Attn: Jim Porras
47-395 Monroe St #137
Indio, CA 92201

Indio Sherriff's Dept.
Attn: Lieutenant Armstrong
82-695 Doctor Carreon Blvd
Indio, CA 92201

Native American Heritage Comm.
915 Capital Mall, Room 364
Sacramento, CA 95814

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

Attn: Marvin Roos
MSA Consulting, Inc.
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Cathton Inv. Inc.
5324 Calgary Tr. No. 210
Edmonton AB
Canada T5H 4J8

Extra Labels for
TR35289

58



APN: 651040012 ASMT: 651040012
JASON SCHWAB
COLLEEN QUINN SCHWAB
PAUL FILIPPONE
CYNTHIA FILIPPONE
C/O SCHWAB FINANCIAL GROUP
16 S OAKLAND AVE NO 200
PASADENA CA 91101

APN: 651040013 ASMT: 651040013
AH FONG SHOU
C/O JIMMY SHOU
Y1031 BRADSHAW AVE
MONTEREY PARK CA 91754

APN: 651040014 ASMT: 651040014
HECTOR RAMIREZ
P O BOX 881
CATHEDRAL CITY CA 92235

APN: 651080004 ASMT: 651080004
CATHTON INV INC
5324 CALGARY TR NO 210
EDMONTON ALB CANADA T5H4J8 0

APN: 651080006 ASMT: 651080006
JOSE SAFDEYE
JACK PHILIP SAFDEYE
JACOB A SAFDEYE
YVETTE SAFDEYE, ETAL.
608 N HARDEN
BEVERLY HILLS CA 90210

APN: 651080008 ASMT: 651080008
J GUADALUPE F ROMO
75833 RAMON RD
THOUSAND PALMS CA 92276

APN: 651080010 ASMT: 651080010
YI TA TSAI
ZION TRUST
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91030

APN: 651080012 ASMT: 651080012
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

APN: 651080003 ASMT: 651080003
BERNARD GERTLER
THEODORA FRANCES GRAFF
C/O THEODORA FRANCES GRAFF
170 VIA LERIDA
GREENBRAE CA 94904

APN: 651080004 ASMT: 651080004
CARRIE VAGRAN
P O BOX 785
THOUSAND PLMS CA 92276

APN: 651080005 ASMT: 651080005
LARRY DEAN ALBRIGHT
ALEXANDRA LEE ALBRIGHT
PMB 387
31574 SHADOW MOUNTAIN LN
THOUSAND PLMS CA. 92276

APN: 651080007 ASMT: 651080007
CHUN CHING CHEN
47567 MARGARITA ST
INDIO CA 92201

APN: 651080008 ASMT: 651080008
ESTELLA RANGEL ESPARZA
P O BOX 8660
LA QUINTA CA 92253

APN: 651080009 ASMT: 651080009
BRUCE BLEDSOE
BARBARA NEW
C/O BARBARA NEW
3212 NORWOOD CT
FORT COLLINS CO 80525

APN: 651080010 ASMT: 651080010
MERLE KINGSLEY
601 LAUREL AVE NO 807
SAN MATEO CA 94401

APN: 651080015 ASMT: 651080015
RUTH A GARSTONE
317 ISLAND AVE
NEWPORT BEACH CA 92861

APN: 651080016 ASMT: 651080016
REYNALDO M LOPEZ
MARIA S LOPEZ
82431 CREST AVE
INDIO CA 92201

APN: 651080017 ASMT: 651080017
DEBORAH C HALE
JAMES B CAMPBELL
JCK REVOCABLE LIVING TRUST
2848 AVENEL ST
LOS ANGELES CA 90039

APN: 651080018 ASMT: 651080018
ROBERT M HARLAN
626 CHIPPEWA
JEFFERSON IN 47130

APN: 651080019 ASMT: 651080019
SERGIO RODRIGUEZ
61 VIA DEL ROSSI
RANCHO MIRAGE CA 92270

APN: 651080026 ASMT: 651080026
FEDERICO HAM
AURORA L HAM
75740 AVENIDA ESPARZA
THOUSAND PLMS CA. 92276

APN: 651161005 ASMT: 651161005
JUAN DELGADO
TIBURSA DELGADO
75695 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161006 ASMT: 651161006
MICHAEL ROY SMITH
LINDA LYN SMITH
75715 RAMON RD
THOUSAND PLMS CA. 92276 .

APN: 651161007 ASMT: 651161007
RICHARD NUNEZ MORENO
DOLORES MORENO
75735 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161008 ASMT: 651161008
MIGUEL ANGEL INZUNZA
75751 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161009 ASMT: 651161009
ROGER A PLACE
KATHLEEN G PLACE
30885 DESERT PALM DR
THOUSAND PALMS CA 92276

APN: 651161011 ASMT: 651161011
ALICJA BARKER
73221 SAN CARLOS
THOUSAND PLMS CA 92276

APN: 651161012 ASMT: 651161012
GUADALUPE ROMO
75833 RAMON RD
THOUSAND PLMS CA. 92276

APN: 651161013 ASMT: 651161013
ROBERT DEL GAGNON
LORI ANN GAGNON
73612 HIGHWAY 111
PALM DESERT CA 92260

APN: 651161014 ASMT: 651161014
DAVID ANDERSON
GREGORY ANDERSON
75885 E RAMON RD
THOUSAND PLMS CA. 92276



① REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 09/25/10 - 09/25/10
 ② BILLING DATE 09/25/10
 ③ TOTAL AMOUNT DUE 236.60
 ④ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 FOR BILLING INFORMATION CALL (951) 368-9713
 ⑤ UNAPPLIED AMOUNT \$ (951) 368-9713
 ⑥ TERMS OF PAYMENT Due Upon Receipt
 ⑦ PAGE NO 1

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

⑨ BILLED ACCOUNT NUMBER 045202
 ⑩ REP NO LE04

Statement #: 56561758 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ ⑭ DESCRIPTION OTHER COMMENTS/CHARGES	⑮ SAU RATE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑳ NET AMOUNT
09/25	4231306 C0	ZC 7673 TTM 35289 Class : 10 Ctext Ad# 10406773 Placed By : Cecilia Gil	182 L	1.30		236.60

Planning
 16.5 of 10/5/10
 58 P 1 hr
 ZC 7673

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2010 SEP 29 PH 3:20

②① CURRENT NET AMOUNT DUE	②② 30 DAYS	②③ 60 DAYS	②④ OVER 90 DAYS	②⑤ UNAPPLIED AMOUNT	②⑥ PLEASE PAY THIS AMOUNT
					236.60

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



②⑦ STATEMENT NUMBER	②⑧ ADVERTISER INFORMATION			
	②⑨ BILLING PERIOD	③① BILLED ACCOUNT NUMBER	③② ADVERTISER/CLIENT NUMBER	③③ ADVERTISER/CLIENT NAME
56561758	09/25/10 - 09/25/10	045202		BOARD OF SUPERVISORS

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.: **ZC7673 TTM35289**

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:

09-25-10

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

Date: Sep. 25, 2010
At: Riverside, California

BOARD OF SUPERVISORS

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

Ad #: 10406773

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE THOUSAND PALMS 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, October 5, 2010 at 1:30 P.M. to consider the application submitted by Calton Inv. Inc. on Change of Zone No. 7673, which proposes to change the zone from Controlled Development Areas (W-2) to Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot, or such other zones as the Board may find appropriate; and, Tentative Tract Map No. 35289, Schedule C, which proposes to subdivide fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2 1/2 acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space ("the project"). The project is located northerly of Ramon Road, easterly of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail in the Thousand Palms 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. 41989.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JUDITH DEERTRACK, PROJECT PLANNER, AT (951) 955-1199 OR EMAIL jdeertra@rctlma.org.

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NOTICE OF PUBLIC HEARING

on the project.

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Dated: September 23, 2010
Kecia Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 9/25

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.

100

RIV0690000038557030123021810821

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

Customer No.	Invoice No.
RIV069	0003855703
For the Period	Thru
08/30/10	09/26/10
Due Date	Amount Due
10/11/10	12,302.18
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
0830			BALANCE FORWARD						9,940.88
0905	CLS	0001	CECILIA NO 3846 NOTICE I	4	2	86.00	688.00		301.52
0910	CLS	0001	CECILIA NO 3896 NOTICE O	2	2	54.00	216.00		105.64
0912	CLS	0001	CECILIA NO 3912 BOARD OF	2	2	133.00	532.00		236.78
0922	CLS	0001	CECILIA NO 4019 NOTICE I	10	2	78.00	1560.00		663.40
0922	CLS	0001	CECILIA NO 4020 NOTICE I	10	2	46.00	920.00		397.80
0922	CLS	0001	CECILIA NO 4042 BOARD OF	2	2	280.00	1120.00		480.80
0925	CLS	0001	CECILIA NO 4093 NOTICE O	2	2	96.00	384.00		175.36
									2010 OCT -4 PM 3: 12
									RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS
									16.5 of 10/5/10
Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due				
2,361.30	9,751.38	.00	.00	189.50	12,302.18				
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MOELLER			

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0003855703	

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

2000225369

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 paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

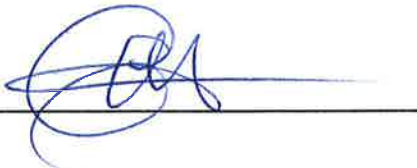
Newspaper: .The Desert Sun

9/25/2010

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 25th day of September, 2010 in Palm Springs, California.

Declarant



No 4093
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE THOUSAND PALMS 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, October 5, 2010 at 1:30 P.M.** to consider the application submitted by Cathton Inv. Inc. on **Change of Zone No. 7673** which proposes to change the zone from Controlled Development Areas (W-2) to Residential Agriculture - 2 1/2 Acre Minimum (R-A-2 1/2) for the residential lots, and Open Area Combining Zone (R-5) for the remainder lot, or such other zones as the Board may find appropriate; and, Tentative Tract Map No. 35289, Schedule C, which proposes to subdivide fifty (50) acres into six (6) residential lots totaling twenty-nine (29) gross acres, with a minimum lot size of 2 1/2 acres, ranging in size from 3.5 acres to six (6) acres, and a 19.3 acre remainder parcel for open space ("the project"). The project is located north-south of Ramon Road, east-south of Shadow Mountain Lane, westerly of Thousand Palms Canyon Trail in the Thousand Palms 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. 41989.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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 JUDITH DEERTRACK, PROJECT PLANNER, AT (951) 955-1199 OR EMAIL jdeertra@rcplma.org.

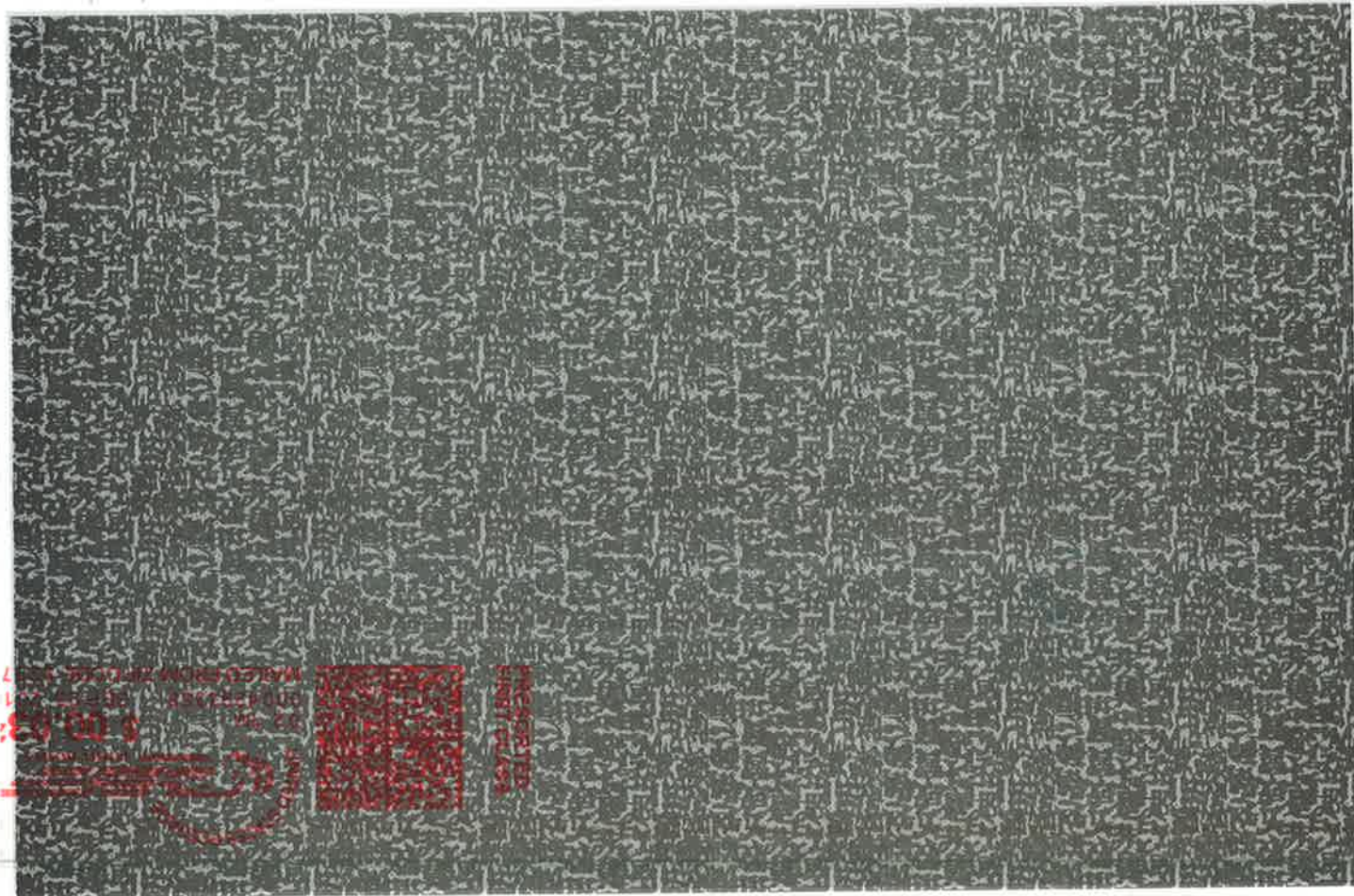
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board 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.

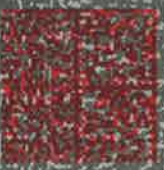
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 23, 2010
Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

Published 9/25/10



4080 LEMON STREET, 1ST FLOOR ANNEX
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P.O. BOX 1147
RIVERSIDE, CA 92502-1147



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MARIO CASTILLO
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BERMUDA DUNES CA 92203

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ELIZABETH J WOOD
32515 ST ANDREWS DR
THOUSAND PALMS CA 92276

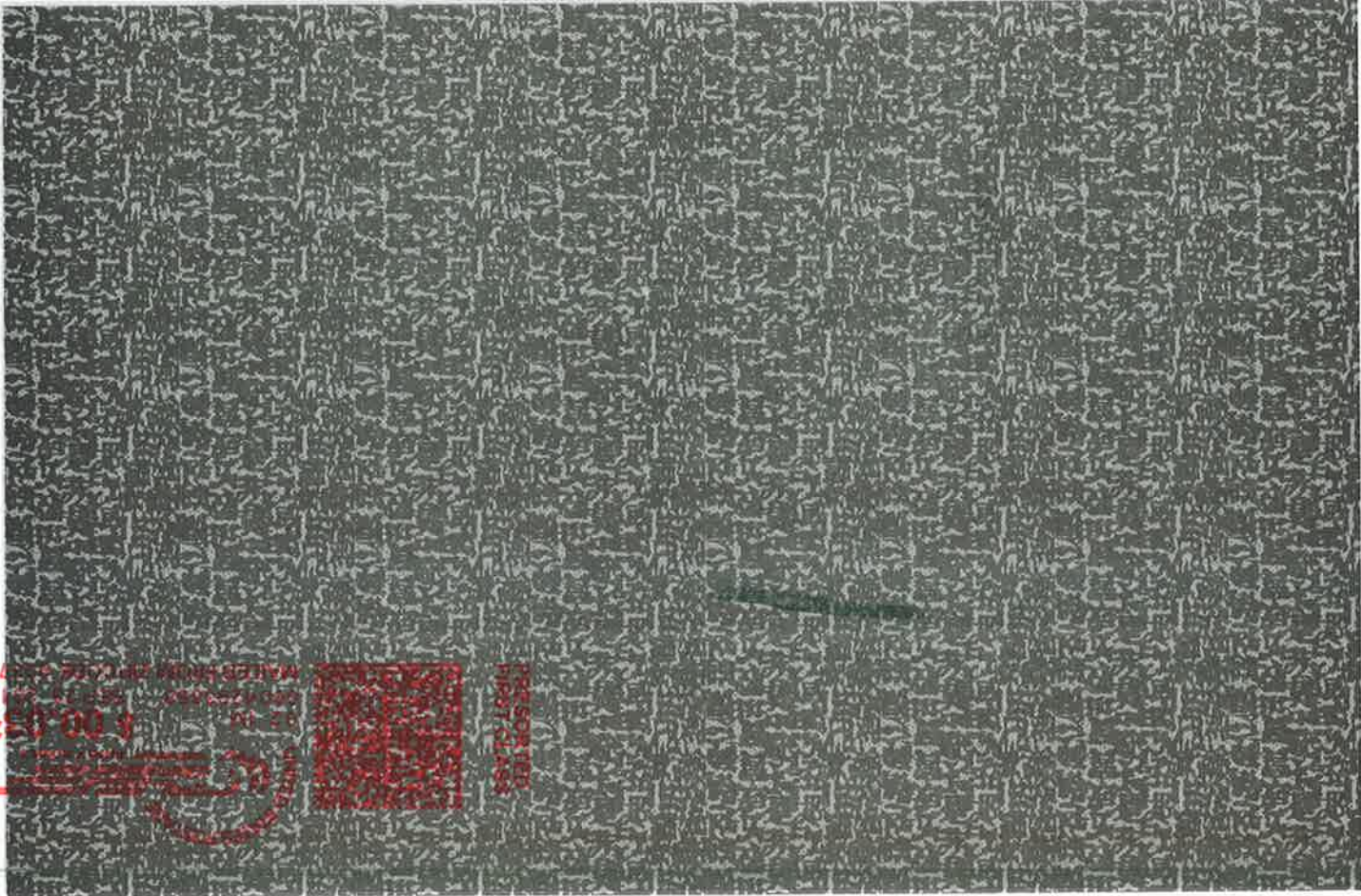
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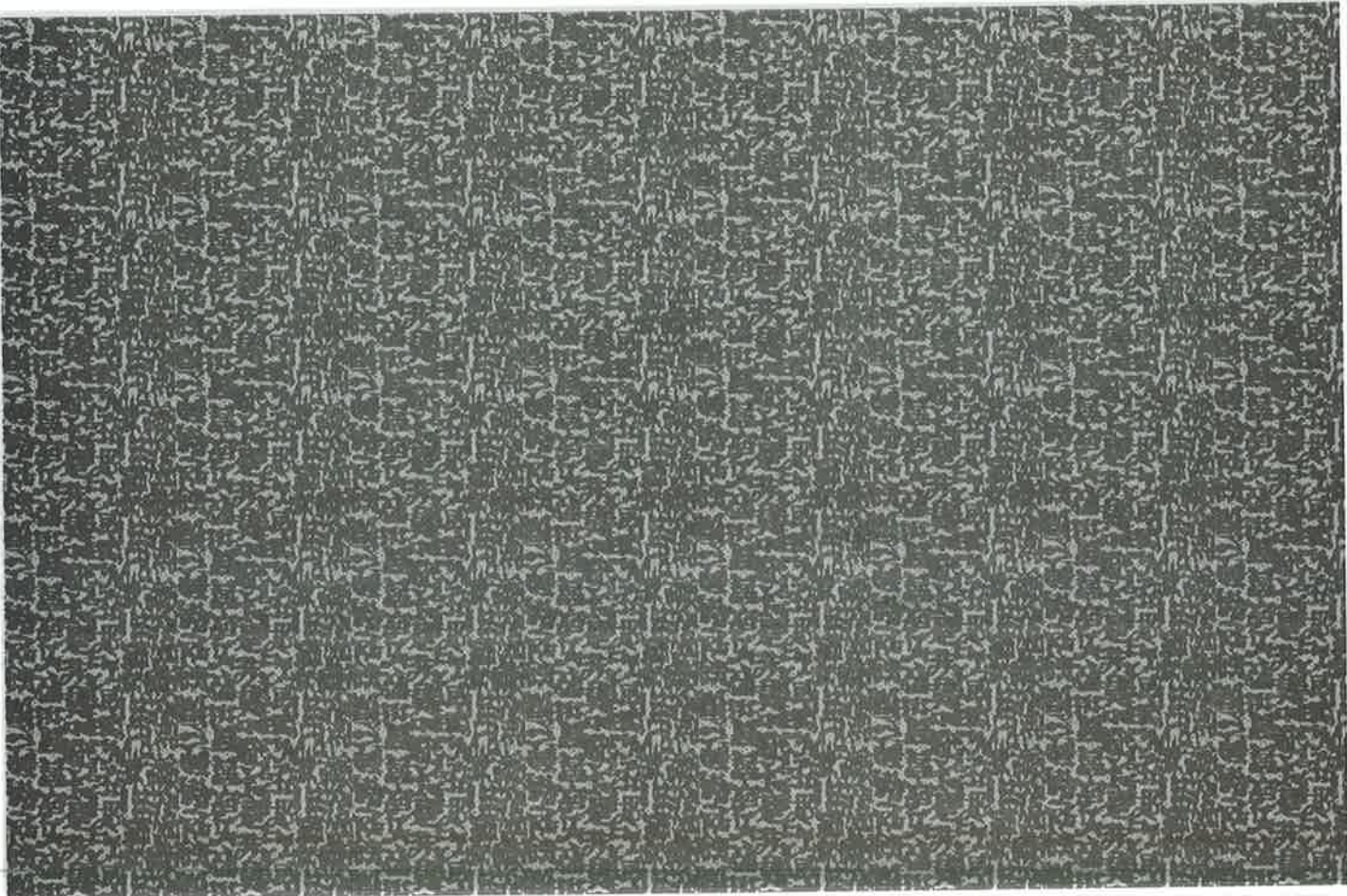


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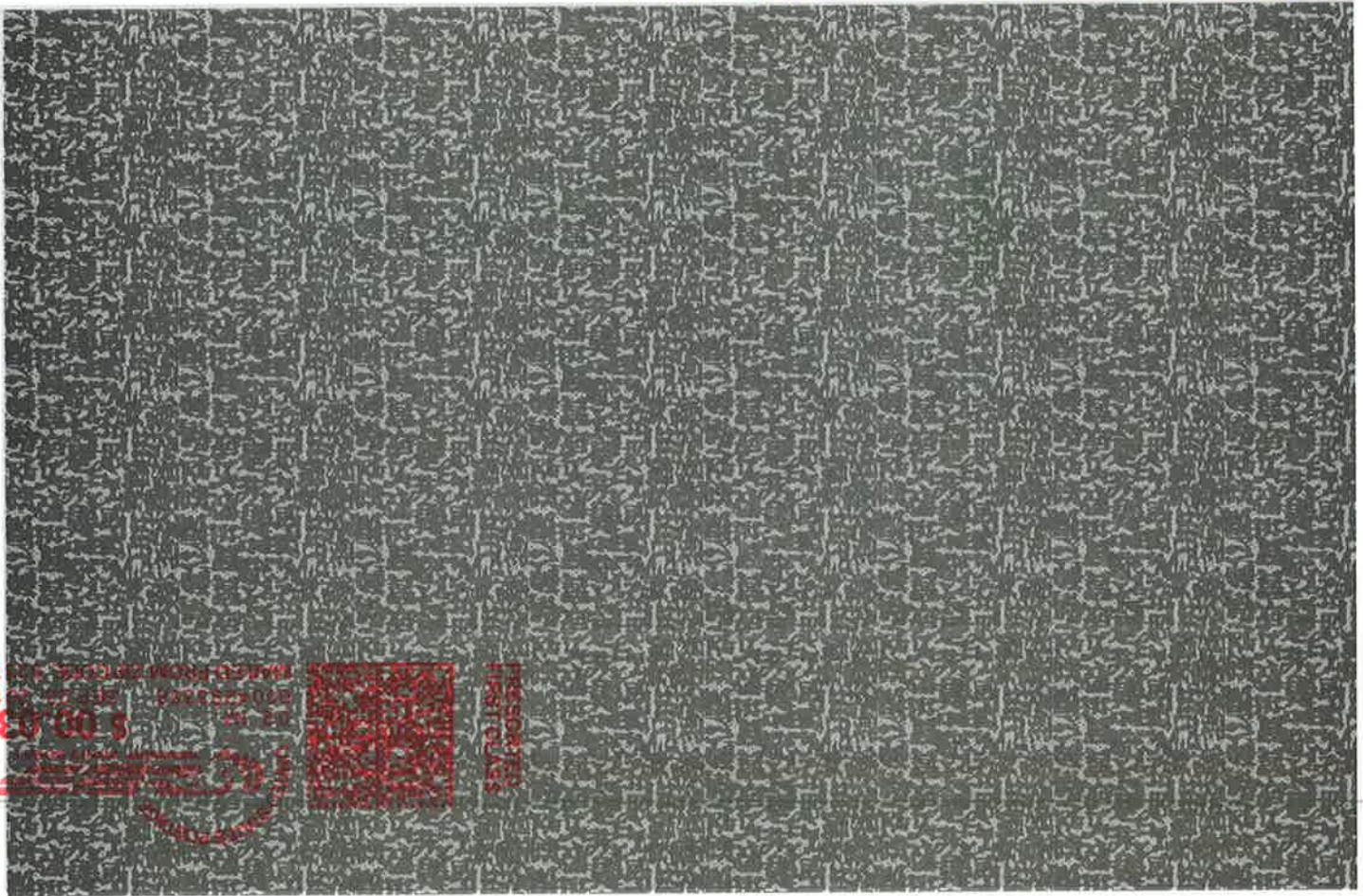
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 MERLE KINGSLEY
 601 LAUREL AVE NO 807
 SAN MATEO CA 94401

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MONTEREY PARK CA 91754

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Marvin Roos

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 760-250-8452

Date: 10-4-2010 **Agenda #** 16.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

10-5-10 16.5

LARGE MAP FILED WITH ITEM