

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

716B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
March 3, 2011

SUBJECT: Statement of Expense [Case No. CV 08-04519]
Subject Property: 82770 Avenue 62, Thermal; CANYON NAT'L BANK
APN: 764-300-014
District Four

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (substandard structure and accumulated rubbish) in the above-referenced matter to be **two thousand, six hundred six dollars and ninety-one cents (US \$2,606.91)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien; and
- (4) authorize the abatement costs to be added to the tax roll as a special assessment
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

L. Alexandra Fong

L. ALEXANDRA FONG, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

(continued)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: March 15, 2011
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

- Dept's Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 4

Agenda Number:

9.2

Statement of Expense [Case No. CV08-04519]
Subject Property: 82770 Avenue 62, Thermal; CANYON NAT'L BANK
APN: 764-300-014
District Four
Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 (RCC Title 15), 541 (RCC Chapter 8.120) and 725 (RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

The Board of Supervisors issued an Order to Abate in this case on March 31, 2009 and recorded on April 6, 2009, as document number 2009-0165518. Subsequently, the property was brought into compliance..

The Notice of Hearing re Statement of Expense has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Expense [Case No. CV08-04519]
Subject Property: 82770 Avenue 62, Thermal; CANYON NAT'L BANK
APN: 764-300-014
District Four

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: MARCH 15, 2011

Notice of Statement Expense Hearing (including Proofs of Service, Affidavits of Posting and Return Receipts).....	Exhibit A
Statement of Expense Worksheet with Supporting Documents	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, Feb. 1, 2011	Exhibit C
Lot Book Report	Exhibit D

PAMELA J. WALLS
County Counsel

OFFICE OF COUNTY COUNSEL
COUNTY OF RIVERSIDE



KATHERINE A. LIND
Assistant County Counsel

3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92501-3674
TELEPHONE: 951/955-6300
FAX: 951/955-6322 & 951/955-6363

February 28, 2011

NOTICE OF HEARING RE: STATEMENT OF EXPENSE

To: Owner(s) or Interested Parties
(See Attached Notice List and
Proof of Service)

Subject Property: 82770 Avenue 62, Thermal
Case No.: CV08-04519; CANYON NAT'L BANK
APN: 764-300-014

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, March 15, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and substandard structures located on your real property commonly described as 82770 Avenue 62, Thermal, Riverside County, California and more particularly described as Assessor's Parcel Number 764-300-014.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **two thousand, six hundred six dollars and ninety-one cents (US \$2,606.91)**. This amount is immediately due and payable. If you have any objections to the Statement of Expense attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Expense, please contact the undersigned at (951) 955-6300. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Supervising Code Enforcement Officer, Brian Black (951) 955-2004 prior to the hearing. Please meet with the undersigned or Brian Black at 7:30 a.m. on the day of the hearing in the lobby of the 1st floor annex in front of the Clerk of the Board's Office to discuss the case.

PAMELA J. WALLS
County Counsel



L. ALEXANDRA FONG
Deputy County Counsel

Enclosure: Statement of Expense

EXHIBIT NO. A



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

764300014
CANYON NATL BANK
1711 E PALM CANYON DR
PALM SPRINGS, CA 92264

Date	Invoice #
1/24/2011	100285

Property Address
764300014 CANYON NATL BANK 82770 AVENUE 62 THERMAL, CA 92274

Case Number	District	Class
CV0804519	4	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
5/22/2008	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
5/22/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
5/23/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
6/10/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
7/31/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
8/4/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
8/13/2008	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
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12/3/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
1/7/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
2/4/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
3/8/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
			Subtotal		
			Payments/Credits		
			Total		

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

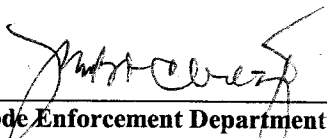

Code Enforcement Department

EXHIBIT NO. A2



County of Riverside

Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Statement of Expense

764300014
 CANYON NATL BANK
 1711 E PALM CANYON DR
 PALM SPRINGS, CA 92264

Date	Invoice #
1/24/2011	100285

Property Address
764300014 CANYON NATL BANK 82770 AVENUE 62 THERMAL, CA 92274

Case Number	District	Class
CV0804519	4	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
1/24/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			1,231.30
11/19/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
1/27/2009	Attorney Fees	Attorney Fees - County Counsel	1	139.51	139.51
2/2/2009	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
3/3/2009	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.80
3/12/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/12/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
3/16/2009	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
3/16/2009	Attorney Fees	Attorney Fees - County Counsel	0.35	139.5143	48.83
3/17/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	139.5167	83.71
3/17/2009	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
3/18/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	69.76667	41.86
3/23/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	139.5167	83.71
5/7/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/4/2009	Mailing Fees - County Co...	Mailing Fees - County Counsel	8	5.32	42.56
2/27/2009	Mailing Fees - County Co...	Mailing Fees - County Counsel	8	5.32	42.56
4/21/2009	Mailing Fees - County Co...	Mailing Fees - County Counsel	8	5.49	43.92
1/24/2011	Prepare Case for SOE He...	Prepare case for Statement of Expense Hearing		125.55	125.55
	Attend SOE Hearing	Attend SOE Hearing with Board of Supervisors		69.75	69.75
		Subtotal County Counsel Costs			1,105.61

Subtotal
Payments/Credits
Total

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

 Code Enforcement Department

EXHIBIT NO. A3



County of Riverside

Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 demands@rctlma.org

Statement of Expense

764300014
 CANYON NATL BANK
 1711 E PALM CANYON DR
 PALM SPRINGS, CA 92264

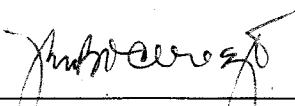
Date	Invoice #
1/24/2011	100285

Property Address
764300014 CANYON NATL BANK 82770 AVENUE 62 THERMAL, CA 92274

Case Number	District	Class
CV0804519	4	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
4/16/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
1/24/2011	Lot/Title Report	Lot/Title Report	1	120.00	120.00
		Subtotal Contractor Costs			270.00
Subtotal					\$2,606.91
Payments/Credits					\$0.00
Total					\$2,606.91

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



 Code Enforcement Department

EXHIBIT NO. A4

NOTICE LIST

Subject Property: 82770 Ave. 62, Thermal; Case No.: CV08-04519;
 APN: 764-300-014; District Four

CANYON NAT'L BANK
 1711 E PALM CANYON DRIVE
 PALM SPRINGS CA 92264

CANYON NAT'L BANK
 82770 AVENUE 62
 THERMAL CA 92274

7010 1670 0001 7232 8328

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>																					
For delivery information visit our website at www.usps.com ®																					
OFFICIAL USE																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">Postage</td> <td style="width: 10%; padding: 2px;">\$</td> <td style="width: 15%; padding: 2px; text-align: center;">.61</td> <td style="width: 15%; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Certified Fee</td> <td></td> <td style="text-align: center;">2.80</td> <td></td> </tr> <tr> <td style="padding: 2px;">Return Receipt Fee <small>(Endorsement Required)</small></td> <td></td> <td style="text-align: center;">2.30</td> <td></td> </tr> <tr> <td style="padding: 2px;">Restricted Delivery Fee <small>(Endorsement Required)</small></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">Total Postage & Fees</td> <td style="text-align: center;">\$</td> <td style="text-align: center;">5.71</td> <td></td> </tr> </table>	Postage	\$.61		Certified Fee		2.80		Return Receipt Fee <small>(Endorsement Required)</small>		2.30		Restricted Delivery Fee <small>(Endorsement Required)</small>				Total Postage & Fees	\$	5.71		<p style="font-size: 1.2em; margin: 0;">MAILED 2/28/11</p> <p style="text-align: center; margin-top: 20px;">Postmark Here</p>
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PS Form 3800, August 2006		See Reverse for Instructions																			

7010 1670 0001 7232 8311

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PS Form 3800, August 2006		See Reverse for Instructions																			

EXHIBIT NO. _____

A⁵

1 **PROOF OF SERVICE**

2 Case No. CV08-04519

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County
5 of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my
6 business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

7 That on February 28, 2011, I served the following document(s):

- 8 - NOTICE OF HEARING RE: STATEMENT OF EXPENSE
- 9 - STATEMENT OF EXPENSE

10 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

11 **OWNERS OR INTERESTED PARTIES**
12 **(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

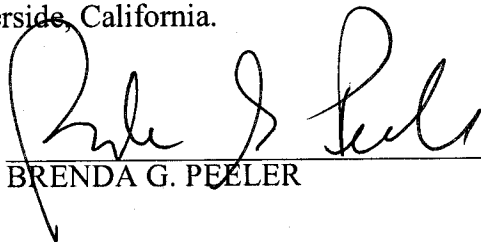
13 XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** I am "readily familiar"
14 with the office's practice of collection and processing correspondence for mailing. Under
15 that practice it would be deposited with the U.S. Postal Service on that same day with
16 postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

17 **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
18 of the addressee(s).

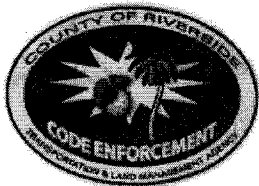
19 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**
20 **above is true and correct.**

21 **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at**
22 **whose direction the service was made.**

23 EXECUTED ON February 28, 2011, at Riverside, California.

24 
25 _____
26 BREND A G. PEELER

27
28
EXHIBIT NO. AG



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

March 1, 2011

RE CASE NO: CV0804519

I, Rusty Hannah, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 31-290 Plantation Drive, Thousand Palms, California 92276 .

That on 03/01/2011 at 10:45 am, I securely and conspicuously posted Statement of expense at the property described as:

Property Address: 82770 AVENUE 62, THERMAL

Assessor's Parcel Number: 764-300-014

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on March 1, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rusty Hannah, Code Enforcement Officer

EXHIBIT NO. A⁷



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

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Date	Invoice #
1/24/2011	100285

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Subtotal					
Payments/Credits					
Total					

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Code Enforcement Department

EXHIBIT NO. B



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

764300014
CANYON NATL BANK
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		Subtotal Code Enforcement Costs			1,231.30
11/19/2008	Attorney Fees	Attorney Fees - County Counsel	0.4	69.75	27.90
1/27/2009	Attorney Fees	Attorney Fees - County Counsel	1	139.51	139.51
2/2/2009	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
3/3/2009	Attorney Fees	Attorney Fees - County Counsel	0.4	139.50	55.80
3/12/2009	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/12/2009	Attorney Fees	Attorney Fees - County Counsel	0.2	139.50	27.90
3/16/2009	Attorney Fees	Attorney Fees - County Counsel	0.3	139.50	41.85
3/16/2009	Attorney Fees	Attorney Fees - County Counsel	0.35	139.5143	48.83
3/17/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	139.5167	83.71
3/17/2009	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
3/18/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	69.76667	41.86
3/23/2009	Attorney Fees	Attorney Fees - County Counsel	0.6	139.5167	83.71
5/7/2009	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/4/2009	Mailing Fees - County Co...	Mailing Fees - County Counsel	8	5.32	42.56
2/27/2009	Mailing Fees - County Co...	Mailing Fees - County Counsel	8	5.32	42.56
4/21/2009	Mailing Fees - County Co...	Mailing Fees - County Counsel	8	5.49	43.92
1/24/2011	Prepare Case for SOE He...	Prepare case for Statement of Expense Hearing		125.55	125.55
	Attend SOE Hearing	Attend SOE Hearing with Board of Supervisors		69.75	69.75
		Subtotal County Counsel Costs			1,105.61
			Subtotal		
			Payments/Credits		
			Total		

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Code Enforcement Department

EXHIBIT NO. B²



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Statement of Expense

764300014
CANYON NATL BANK
1711 E PALM CANYON DR
PALM SPRINGS, CA 92264

Date	Invoice #
1/24/2011	100285

Property Address
764300014 CANYON NATL BANK 82770 AVENUE 62 THERMAL, CA 92274

Case Number	District	Class
CV0804519	4	SOE

Date	Item	Description	Hours/Qty	Rate	Amount
4/16/2008	Lot/Title Report	Lot/Title Report	1	150.00	150.00
1/24/2011	Lot/Title Report	Lot/Title Report	1	120.00	120.00
		Subtotal Contractor Costs			270.00
				Subtotal	\$2,606.91
				Payments/Credits	\$0.00
				Total	\$2,606.91

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

 Code Enforcement Department

EXHIBIT NO. B³



INVOICE

Order Number: 23131 **Order Date:** 2/10/2011

Customer Information:

Acct No. 1044

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT
4080 Lemon Street
Riverside, CA 92501

Attn: Brent Steele
REF: CV08-04519 / Brenda Peeler
IN RE: CANYON NAT'L BANK

Product and/or Service ordered for Property known as:	
82770 Avenue 62 Thermal, CA 92294	
DESCRIPTION: Lot Book Report	FEE: \$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609

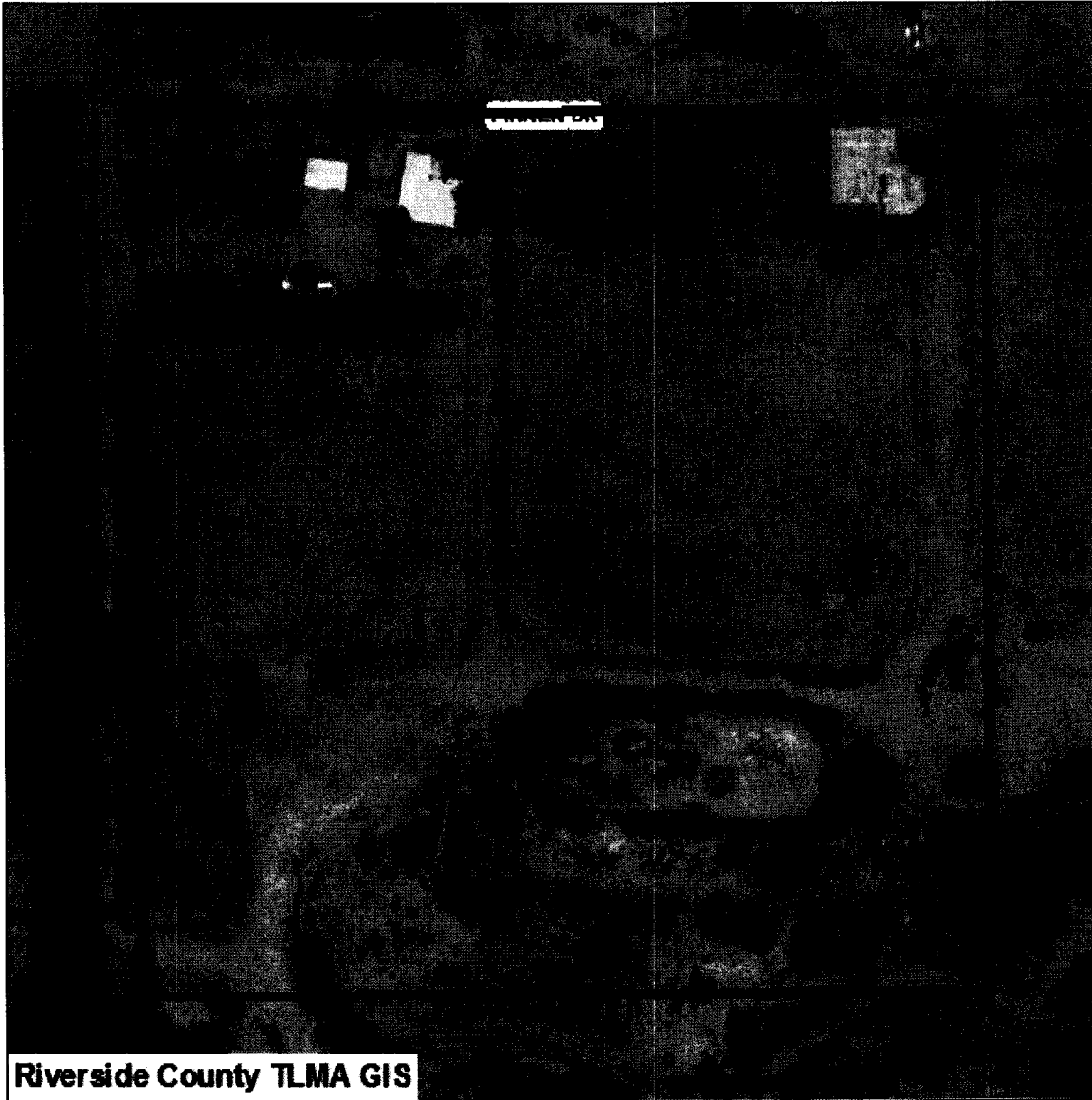
EXHIBIT NO. BA

Assessment Roll For the 2010-2011 Tax Year as of January 1, 2010

Assessment #764300014-3		Parcel # 764300014-3	
Assessee:	CANYON NATL BANK	Land	301,982
Mail Address:	1711 E PALM CANYON DR	Structure	98,166
City, State Zip:	PALM SPRINGS CA 92264	Full Value	400,148
Real Property Use Code:	AL	Total Net	400,148
Base Year	2010		
Conveyance Number:	0118330		
Conveyance (mm/yy):	3/2009		
PUI:	A160012		
TRA:	58-085		
Taxability Code:	0-00		
ID Data:	Lot 1 PM 009/057 PM 4964		
Situs Address:	82770 AVENUE 62 THERMAL CA 92274		

[View Parcel Map](#)EXHIBIT NO. C

RIVERSIDE COUNTY GIS



Selected parcel(s):
764-300-014

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs

764-300-014-3

OWNER NAME / ADDRESS

CANYON NATL BANK
82770 AVENUE 62
THERMAL, CA. 92274

MAILING ADDRESS

(SEE OWNER)
1711 E PALM CANYON DR
PALM SPRINGS CA. 92264

EXHIBIT NO. C²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 9/57
SUBDIVISION NAME: PM 4964
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 10.09 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5590 GRID: G3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: LA QUINTA
ANNEXATION DATE: JUN. 22, 2006
LAFCO CASE #: 2005-20-4
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T6SR7E SEC 35

ELEVATION RANGE

-100/-96 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG

AREA PLAN (RCIP)

EASTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

VISTA SANTA ROSA POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

A-1-10

ZONING DISTRICTS AND ZONING AREAS

LOWER COACHELLA VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: DCPA
SUBAREA NAME: THERMAL & JACQUELINE COCHRAN AIRPORT
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 18352 ACRES

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
222

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
CVWD**FLOOD CONTROL DISTRICT**
COACHELLA VALLEY WATER DISTRICT**WATERSHED**
WHITEWATER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
HIGH**SUBSIDENCE**
ACTIVE**PALEONTOLOGICAL SENSITIVITY**
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
COACHELLA VALLEY UNIFIED**COMMUNITIES**
VISTA SANTA ROSA**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
THERMAL #125 -
STREET LIGHTING**LIGHTING (ORD. 655)**
ZONE B, 40.84 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
045605**FARMLAND**
LOCAL IMPORTANCE**TAX RATE AREAS**
058-085

- CITRUS PEST CONTROL 2
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 125 *

- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- PROJECT 4-THERMAL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

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

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BEL001333	UPGRADE ELEC SERVICE TO WELL 200 AMP	FINAL
135849	24X56 LOW PROFILE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ258985	MOBILE HOME SITE PREP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZH02201	M/H INSTALL (REDMAN 12X56)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ259235	200 AMP SERV CHANGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
134420	MOBILEHOME INSTALLATION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
135851	SITE-PREP (SVC CHANGE ONLY)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
346479	ELECTRIC TO IRRIGATION SYSTEM	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
GPA00868	CO INIT FOR SOUTH VALLEY IMPLEMENTATION PROGRAM	APPLIED

REPORT PRINTED ON...Tue Feb 01 11:07:57 2011
Version 101221



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Lot Book Report

Order Number: **23131**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT
 4080 Lemon Street
 Riverside CA 92501

Order Date: 2/10/2011
 Dated as of: 2/3/2011
 County Name: Riverside

Attn: Brent Steele
 Reference: CV08-04519 / Brenda Peeler
 IN RE: CANYON NAT'L BANK

FEE(s):
 Report: \$120.00

Property Address: 82770 Avenue 62
 Thermal CA 92294

Assessor's Parcel No. : 764-300-014-3

Assessments:

Land Value:	\$301,982.00
Improvement Value:	\$98,166.00
Exemption Value:	\$0.00
Total Value:	\$400,148.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$2,921.11
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$2,921.11
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

Supplemental Property Tax Assessment for the	
Fiscal Year	2006
Bill Number	052569939-6

EXHIBIT NO. D



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 23131
Reference: CV08-04519 / Bre

First Installment	\$2,475.39
Penalty	\$247.54
Due Date	07/31/2007
Status	NOT PAID-DELINQUENT
Second Installment	\$0.00
Penalty	\$0.00
Due Date	11/30/2007
Status	NO TAXES DUE
Prior Delinquencies for tax defaulted year(s)	2006 Supplemental Bill # 052569969-6
Redemption Amount	\$4,207.24
If paid by	02/28/2011
Redemption Amount	
If paid by	

Property Vesting

The last recorded document transferring title of said property

Dated	03/07/2009
Recorded	03/12/2009
Document No.	2009-0118330
D.T.T.	\$0.00
Grantor	T.D. Service Company, as Trustee
Grantee	Canyon National Bank

Affects Property in Question and Other Property

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	08/03/1983
Recorded	09/12/1983



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 23131

Reference: CV08-04519 / Bre

Document No.	185515
Amount	\$75,000.00
Trustor	Hydroponics International, An American Samoa Corporation
Trustee	Shearson/American Express Trust Deed Services, Inc.
Beneficiary	Sunco Solar, Inc. a Delaware Corporation

Affects Property in Question and Other Property

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Green Hills Development Group LLC
Case No.	CV08-04519
Recorded	08/07/2008
Document No.	2008-0435599
Document Type	Finding of Fact Conclusions and Order to Abate Nuisance
Document No.	2009-0165518
Recorded	2009-0165518

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 4964, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 57, OF MAPS, RECORDS OF SAID COUNTY.