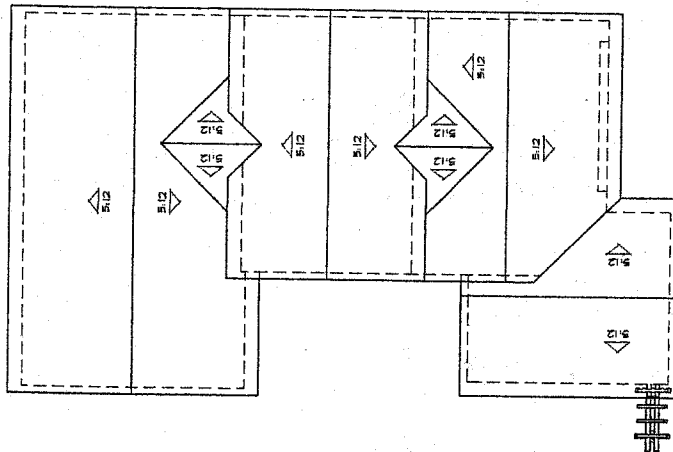


Exterior Materials

1. Concrete "S" Tile
2. Shale or Sand Finish
3. Shale or Sand Finish
4. Shale or Sand Finish
5. Shale or Sand Finish
6. Shale or Sand Finish
7. Shale or Sand Finish
8. Shale or Sand Finish
9. Shale or Sand Finish
10. Shale or Sand Finish
11. Shale or Sand Finish
12. Shale or Sand Finish
13. Shale or Sand Finish
14. Shale or Sand Finish
15. Shale or Sand Finish
16. Shale or Sand Finish
17. Shale or Sand Finish
18. Shale or Sand Finish
19. Metal Vent



Plan 3 Exhibit B Elevations/ Roof Plan Early California

Scale: 1/4" = 1'-0"



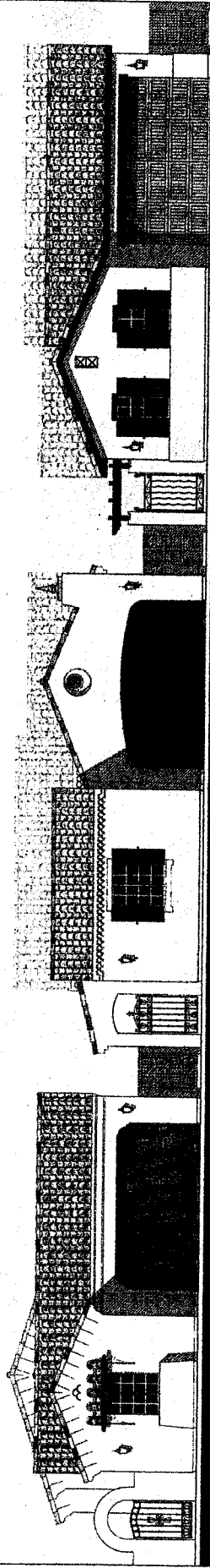
PEKAREK-CRANDELL, Inc.
architecture - planning

31411 Camino Capistrano, Suite 300 949/ 487-2320
San Juan Capistrano, CA 92675 fax 949/ 487-2321
3-28-13 #12-26
Sheet A-10

Project Data
Occupancy - R-3
Construction Type - Type V
Number of Stories - 1

Encore
County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

Gibraltar us, Inc
73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111



Plan 1
Spanish

Plan 2
Hacienda

Plan 3
Early California

Street Scene Exhibit B

Scale: 1/4" = 1'-0"



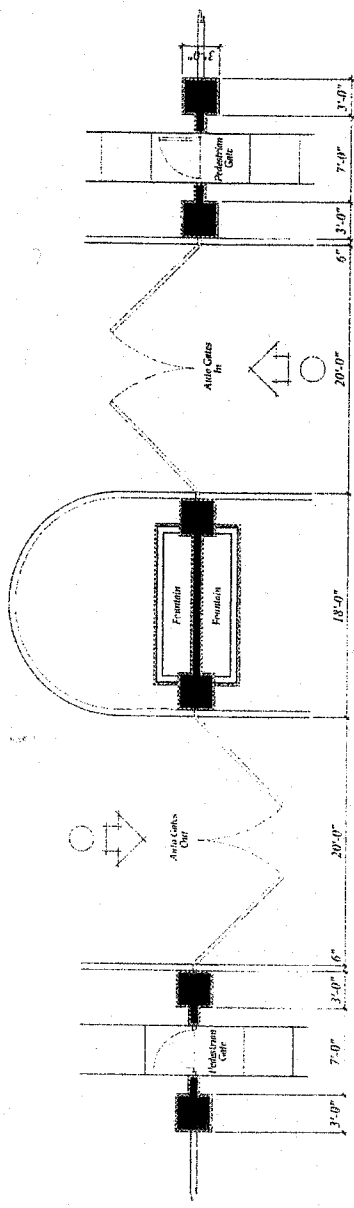
PEKAREK-CRANDELL, Inc.
architecture - planning
31411 capono capistrano, suite 300 san juan capistrano, ca 92675
949/487-2320 fax 949/487-2321
3-28-13 #12-26
Sheet A-11

Gibraltar us, Inc
73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111

Encore

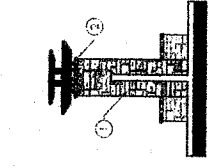
County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

Project Data
Occupancy - R-3
Construction Type - Type V
Number of Stories - 1

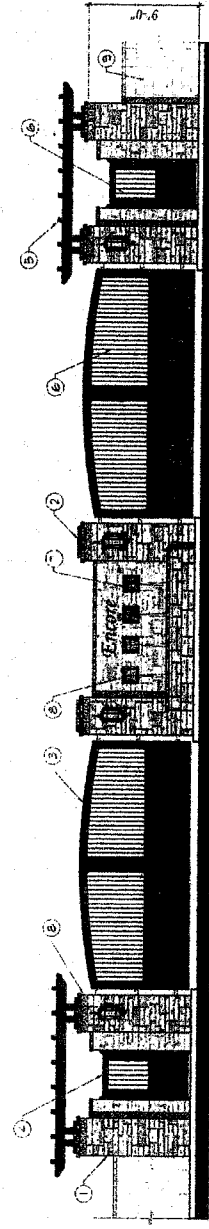


Exterior Materials

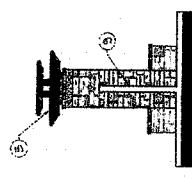
1. Stone Veneer
2. Brick Cop
3. Wood w/ Steel Frame Auto Gate
4. Wood w/ Steel Frame Pedestrian Gate
5. Wood Trellis
6. Decorative Iron Bars
7. Cast Iron Gate
8. Copper Spout
9. 6'-0" High Slump Block Wall
10. Exterior Light Fixture "Suisseide" By Maxon



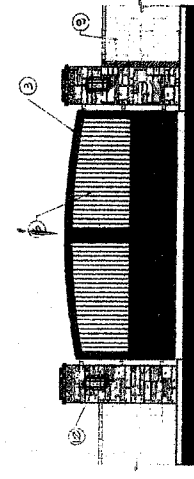
Left



Front Elevation @ Entry



Right



Front Elevation @ Exit



Typ. Light Fixture

Scale: 1/4" = 1'-0"

Gibraltar us, Inc

73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111

Encore

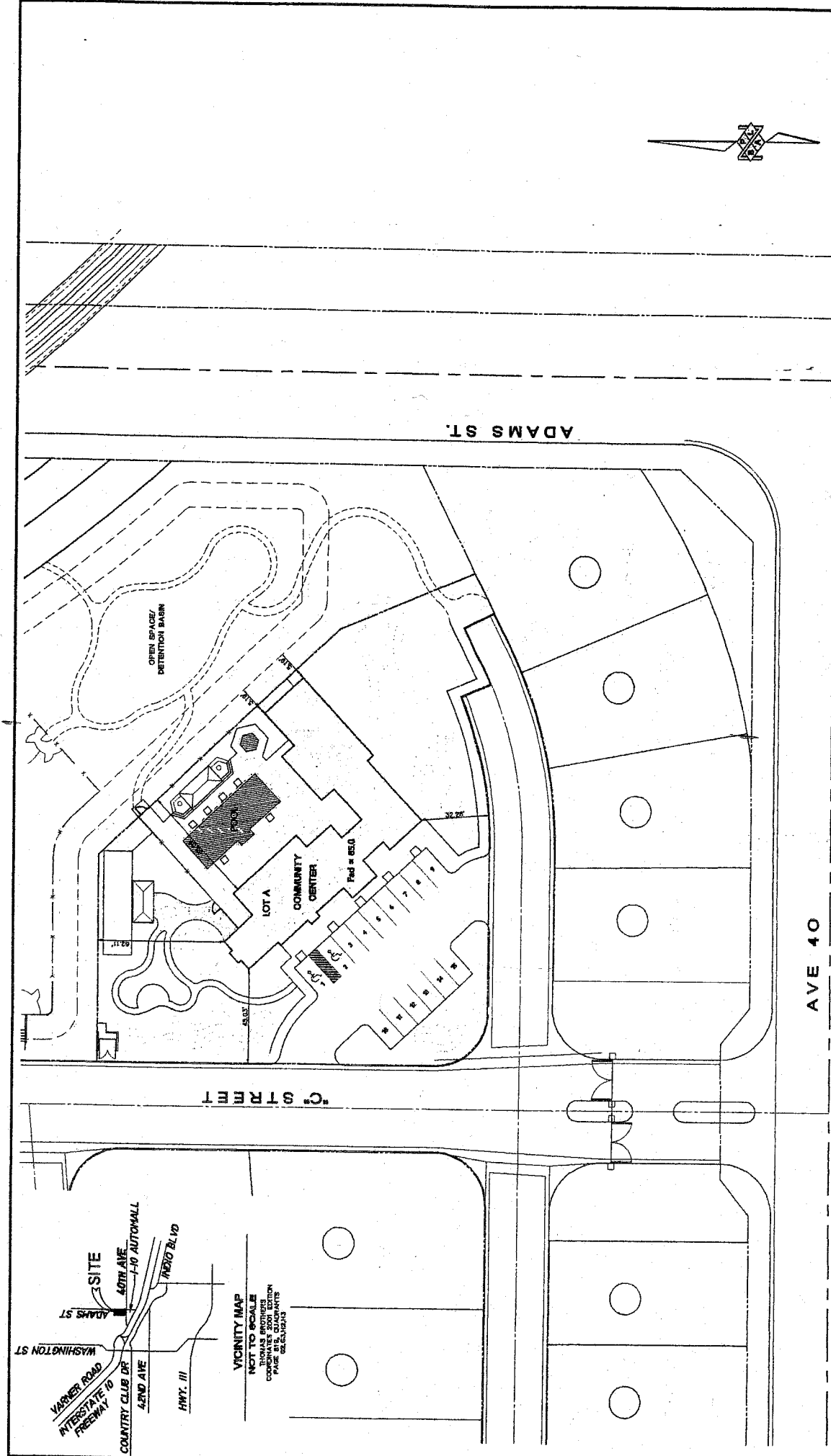
County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

Project Data
Occupancy - R-3
Construction Type - Type V
Number of Stories - 1

Gated Entry & Exit
Exhibit B & C



PEKAREK-CRANDELL, Inc.
architecture - planning
31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949 487-2320
fax 949 487-2321
#12-26
3-28-13



GRAPHIC SCALE
1" = 100' 0"

PREPARED BY
PBL ENGINEERING, INC.
2000 S. JENSEN BLVD. #100
RIVERSIDE, CALIF. 92507
PH: 714-941-1111 • FAX: 714-941-1112

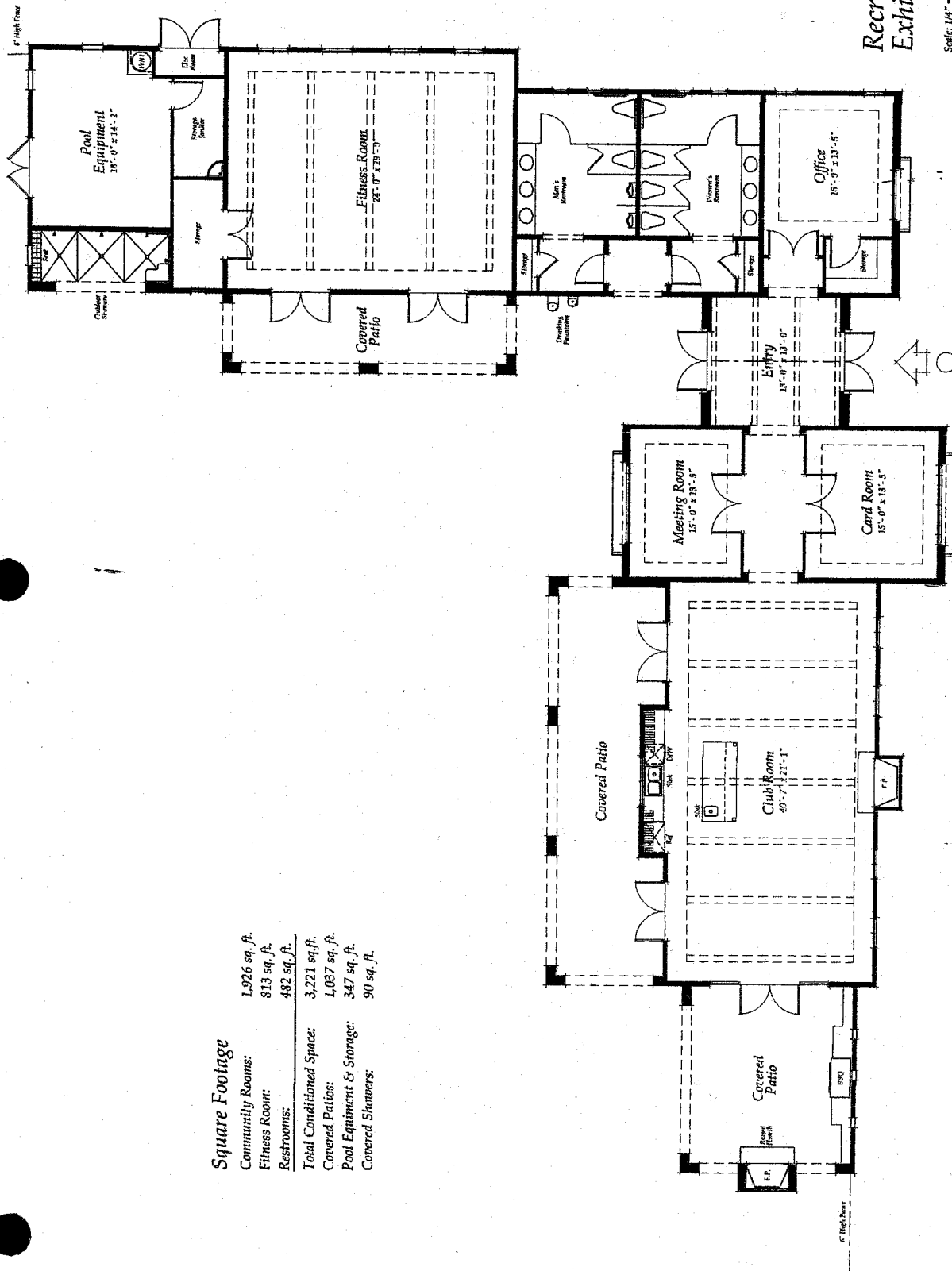
COUNTY OF RIVERSIDE
REVISED TENTATIVE TRACT
MAP NO. 30586
SITE PLAN
COMMUNITY CENTER

EXHIBIT REVISION BLOCK	
DATE	DESCRIPTION

VICINITY MAP
NOT TO SCALE
THOMAS BROTHERS
COORDINATE 2001 EDITION
PLANS OF RECORD
OR RECORDS

Square Footage

Community Rooms:	1,926 sq. ft.
Fitness Room:	813 sq. ft.
Restrooms:	482 sq. ft.
Total Conditioned Space:	3,221 sq. ft.
Covered Patios:	1,037 sq. ft.
Pool Equipment & Storage:	347 sq. ft.
Covered Showers:	90 sq. ft.



Recreation Building Exhibit C

Scale: 1/4" = 1'-0"

Encore

County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

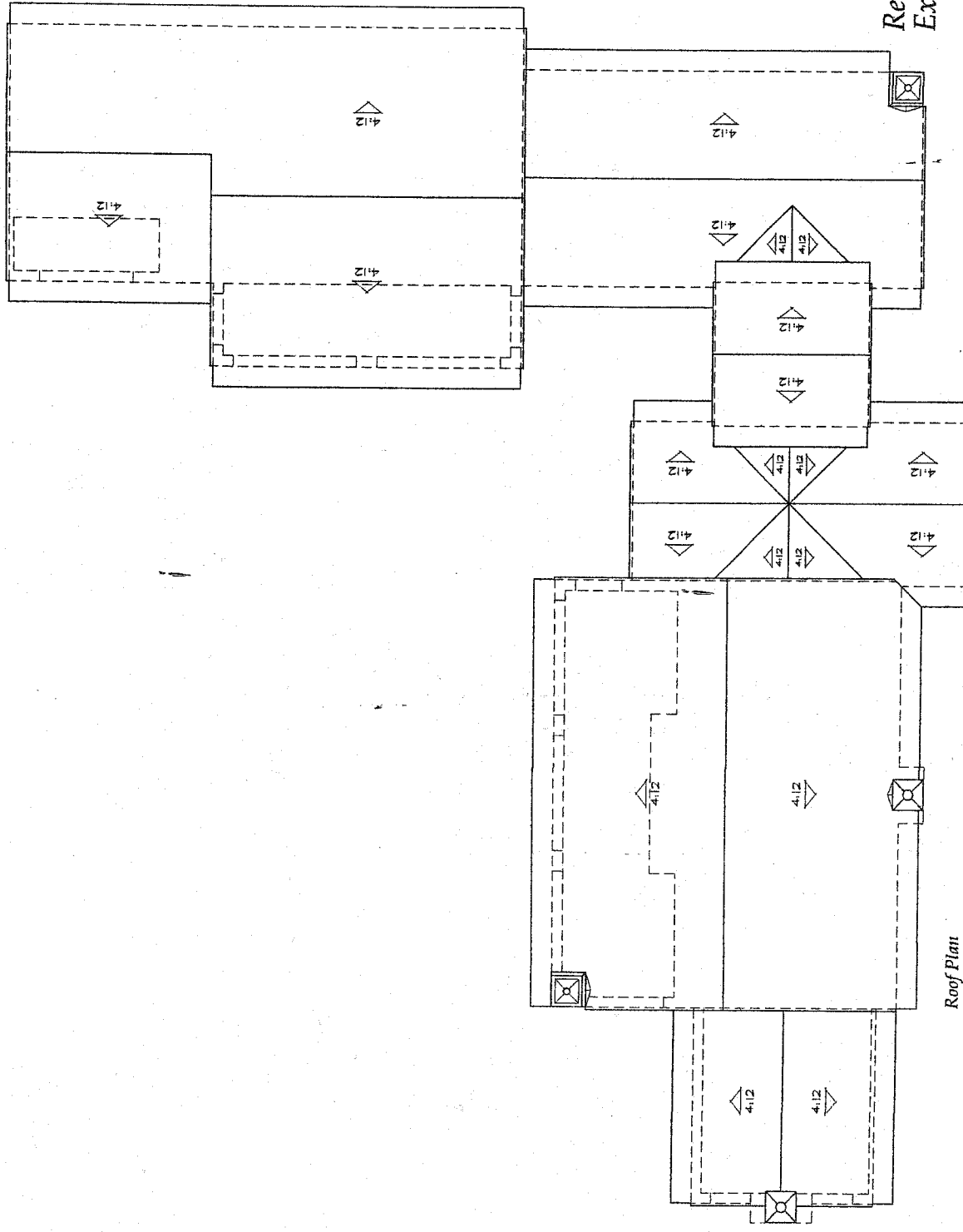
Gibraltar us, Inc

73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111

Project Data
Occupancy - B
Construction Type - Type V
Number of Stories - 1



PEKAREK-CRANDELL, Inc.
architecture - planning
31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949/487-2320
fax 949/487-2321
#12-26
3-28-13
Sheet A-13



Roof Plan

Recreation Building
Exhibit C

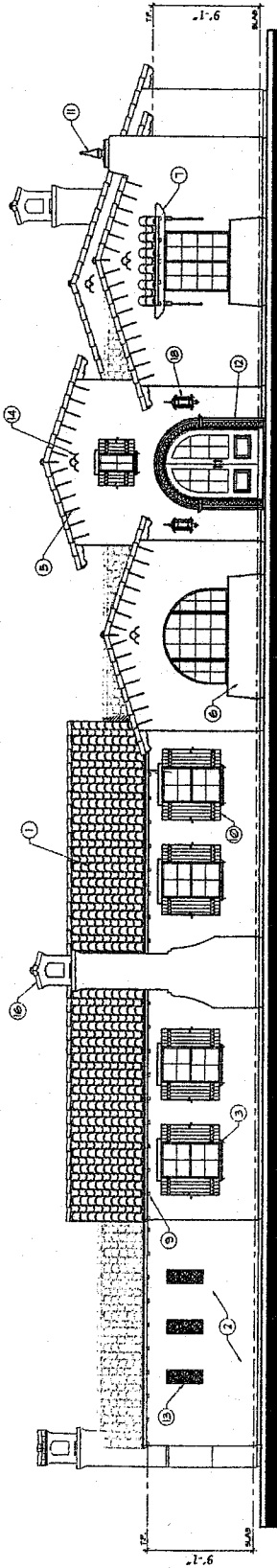
Scale: 1/4" = 1'-0"

PEKAREK-CRANDELL, Inc.
architecture - planning
31411 Camino Capistrano, Suite 300 949/487-2320
San Juan Capistrano, CA 92675 fax 949/487-2321
3-28-13 #12-26
Sheet A-14

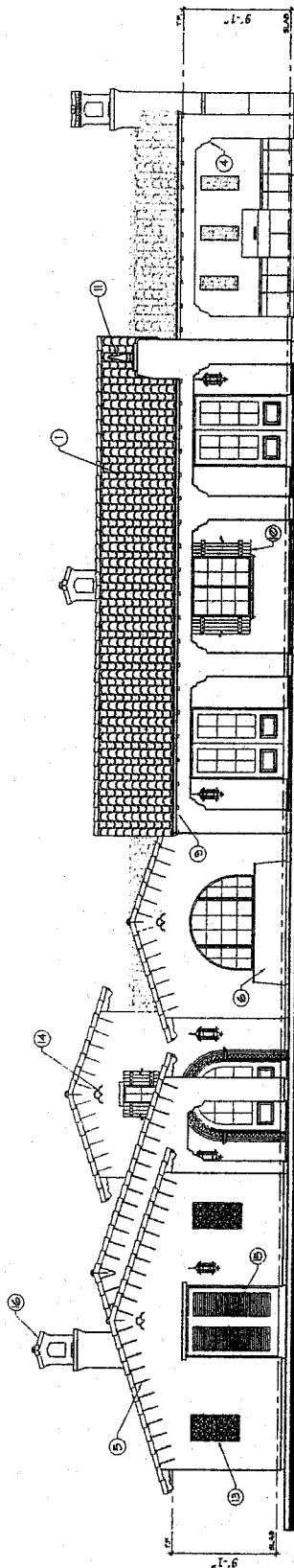
Project Data
Occupancy - B
Construction Type - Type V
Number of Stories - 1

Encore
County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

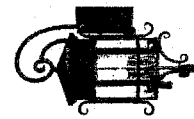
Gibraltar us, Inc
73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111



Front Elevation



Rear Elevation



Typ. Light Fixture

Gibraltar us, Inc

73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111

Exterior Materials

1. Concrete "S" Tile
2. Stucco w/ Sand Finish
3. Stucco of Foam Trim
4. Stucco of Foam Corbel
5. Scalloped Stucco Rake
6. Furred Stucco Pouches
7. Wood Shutter Roof w/ Tile
8. Wood Finca Board
9. Wood Rafter Tail

10. Wood Shutter
11. Pressed Concrete Filigial
12. Pressed Concrete Subround
13. Decorative Concrete Block
14. False Clay Tile Vent. 1
15. Metal Universal Doors
16. Metal Shroud w/ Tile
17. Ceramic Tile w/ Outdoor Showers
18. Exterior Light Fixture "Scotsdale" by Maxim

Project Data

Occupancy - R-3
Construction Type - Type V
Number of Stories - 1

**Recreation Building
Exhibit B**

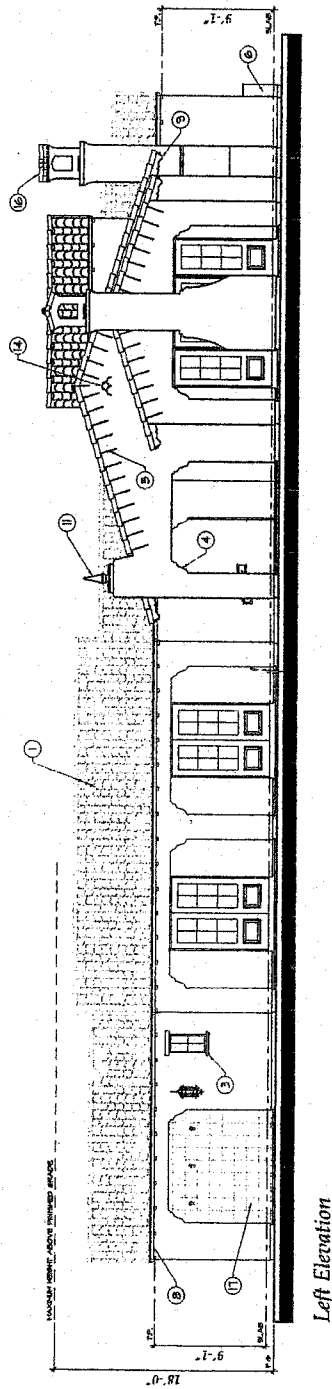
Scale: 1/4" = 1'-0"



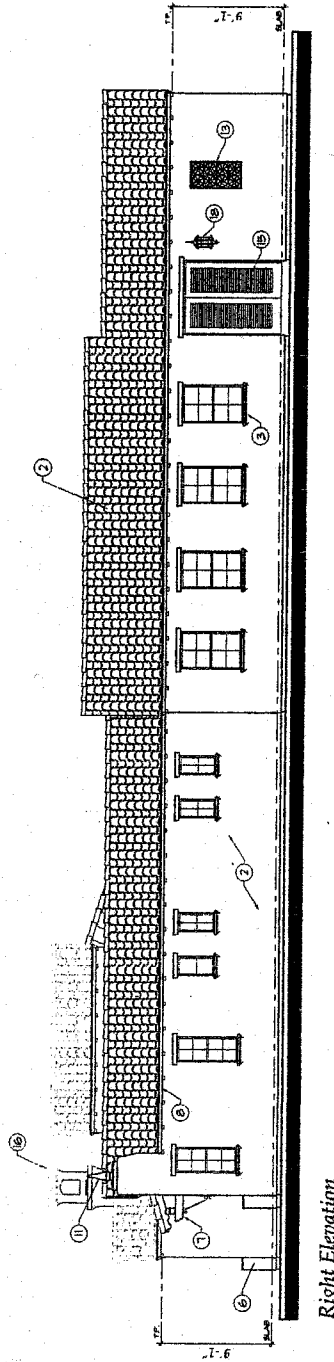
PEKAREK-CRANDELL, Inc.
architecture - planning

31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949/487-2320
fax 949/487-2321
3-28-13

Sheet A-15



Left Elevation



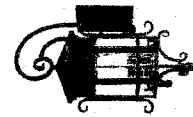
Right Elevation

Exterior Materials

1. Concrete "S" Tile
2. Stucco w/ Sand Finish
3. Stucco w/ Foam Trim
4. Stucco w/ Foam Corbel
5. Stucco w/ Sand Finish
6. Formed Concrete
7. Wood Shingle Roof w/ Tile
8. Wood Fence Board
9. Wood Rafter Tail

10. Wood Shutter
11. Precast Concrete Finish
12. Precast Concrete Surround
13. Decorative Concrete Block
14. Face Clay Tile Vent
15. Metal Lumber Doors
16. Metal Lumber Windows
17. Climber Light Fixture "Scottsdale" by Maxlin

Typ. Light Fixture



Gibraltar us, Inc
73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111

Encore

County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

Project Data

Occupancy - R-3
Construction Type - Type V
Number of Stories - 1

Recreation Building Exhibit B

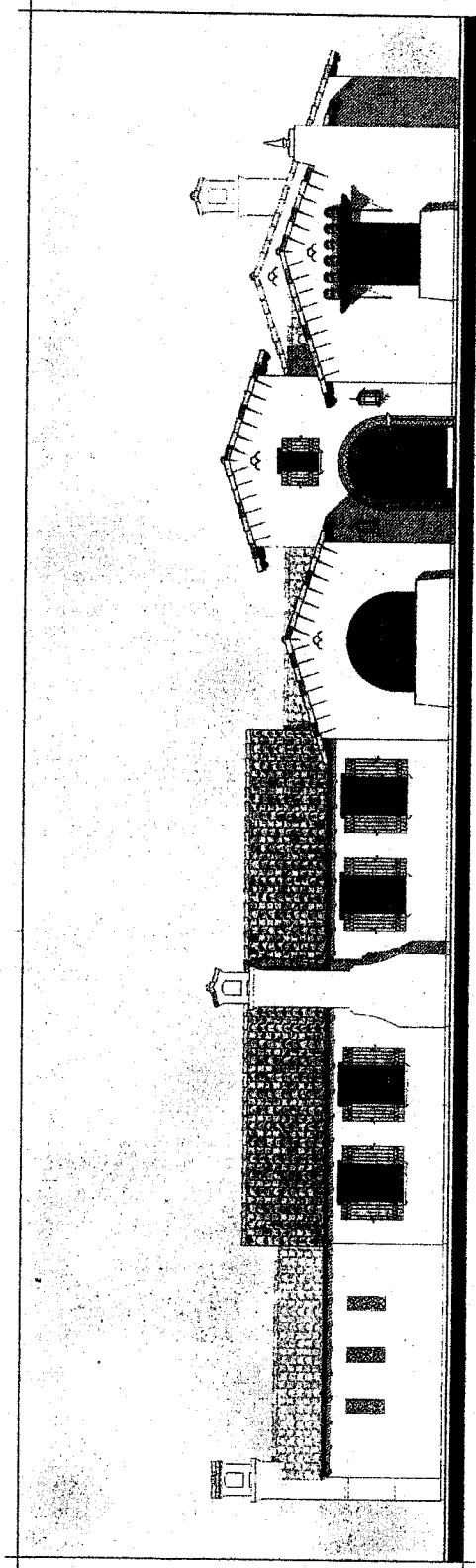
Scale: 1/4" = 1'-0"



PEKAREK-CRANDELL, Inc.
architecture - planning

31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949/487-2320
fax 949/487-2321
#12,26
3-28-13

Sheet A-16



Front Elevation

Recreation Building Exhibit B

Scale: 1/4" = 1'-0"

Gibraltar us, Inc
73-111 El Paseo, Suite 105
Palm Desert, CA 92260
(760) 862-1111

Encore

County of Riverside, CA
Revised Tentative Tract Map No. 30966 R1
APN. # 748-280-006 & 748-280-009

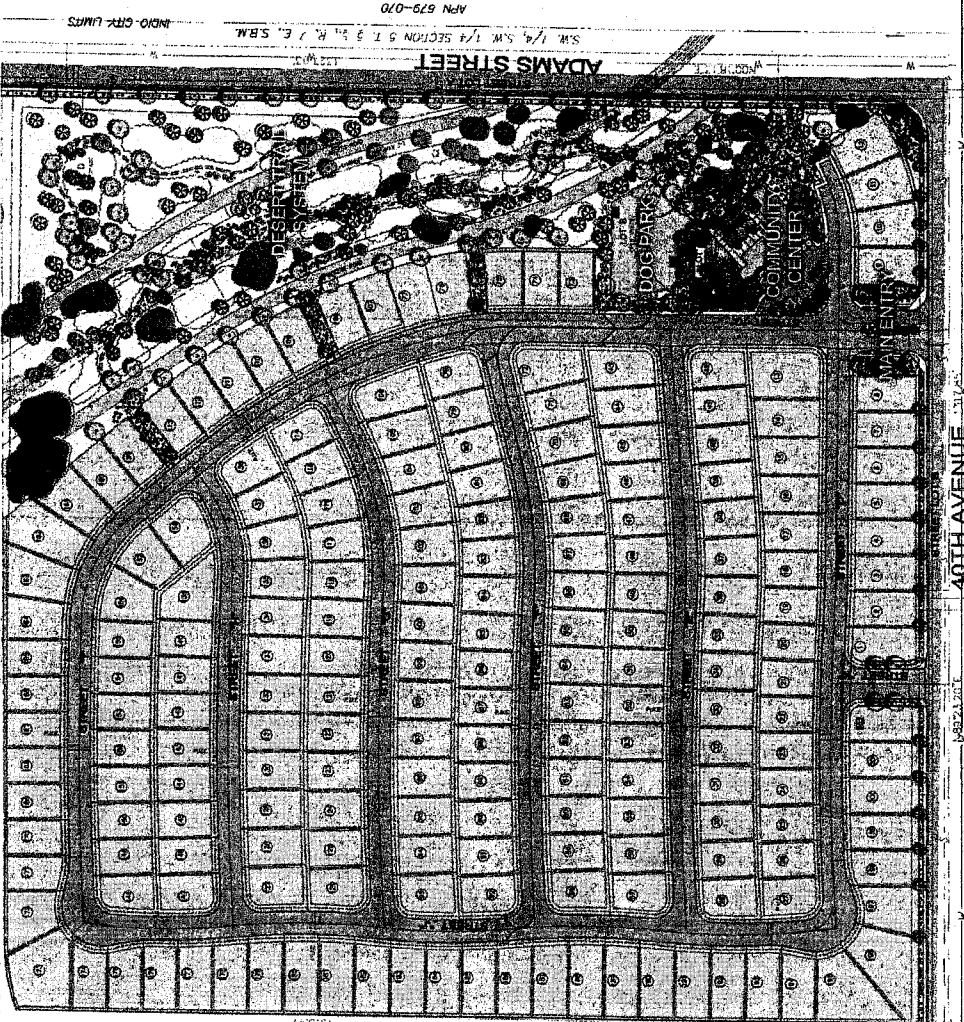
Project Data
Occupancy - R-3
Construction Type - Type V
Number of Stories - 1

PEKAREK-CRANDELL, Inc.
architecture - planning

31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949/487-2320
fax 949/487-2321
#12-26
3-28-13

Sheet A-17

MANORCATE ROAD TRACT MAP NO. 28242 LOT 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



Scale: 1"=80'-0"

PARCEL 1 PARCEL 2 PARCEL 3 PARCEL 4 PARCEL 5
 APN 507-030 P.M. NO. 27717 P.M.B. 192/22-25 I-10 AUTO MALL

ENCORE
 Gibraltus, Inc.

OVERALL PLAN

PLANT SCHEDULE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
TREES						
	ACACIA ANSERINA	MILBOA	24"BOX	82 LOW	85	
	ACACIA SMALLI	SWEET ACACIA	24"BOX	82 LOW	9	
	ACACIA STENOPHYLLA	SUCKERING ACACIA	24"BOX	82 LOW	20	
	CAESALPINIA DUCALACO SMOOTHIE TM	CASCALOTE	24"BOX		4	
	CHILIPIS LINEARIS "LORETTA HAMILTON TM"	DESERT WILLOW	24"BOX		52	
	COTINUS COCCYNGRIA	SUCKER TREE	15 GAL		32	
	PARKINSONIA X "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	24"BOX		108	
	PITHECELOBIUM FLEXIBILE/LOBULUM FLEXUALE	TEXAS EDONY	24"BOX		14	
PALM TREES						
	WASHINGTONIA FLUWERA	CALIFORNIA YAN PALM	15 GAL		36	
SHRUBS						
AW	AGAVE AMERICANA "VARIEGATA"	VARIEGATED CENTURY PLANT	15 GAL		10	REMARKS
AD	AGAVE DESERTICOLA	CENTURY PLANT	15 GAL		10	15 GAL
ASC	CHORISANDRUM MACROCARPA "GREEN CARPET"	GREEN CARPET NATAL PALM	1 GAL		185	
CA	CHORISANDRUM MACROCARPA	FEATHERY CASSIA	5 GAL		128	
CHW	CHORISANDRUM MACROCARPA	DWARF CASSIA	1 GAL		21	
ERW	EREMOPHYLLA MACULATA "WINTER GOLD"	SPOTTED EMBLUSH	5 GAL		60	
ES	EREMOPHYLLA MACULATA	DOOT LO	10 CANE MIN. 5 HT MIN		15	
FM	EREMOPHYLLA MACULATA	FALSE AGAVE	5 GAL		16	
FP	EREMOPHYLLA MACULATA	RED YUCCA	5 GAL		50	
LWS	LARREA TRIDENTATA	NEW GOLD LANTANA	1 GAL		185	
LUT	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		61	
LVL	LEUCOPHYLLUM LANCEOLATUM	CHALAHUAN BAGE	5 GAL		58	
LFT	LEUCOPHYLLUM LANCEOLATUM	RODRIGO TM	5 GAL		41	
MD	LEUCOPHYLLUM LANCEOLATUM	BACONETREBUSH	5 GAL		219	
ND	LEUCOPHYLLUM LANCEOLATUM	DEER GRASS	5 GAL		81	
OP	LEUCOPHYLLUM LANCEOLATUM	SANTA RITA PRICKLY PEAR	5 GAL		109	
PO	LEUCOPHYLLUM LANCEOLATUM	FRECKLEFACE PLANT	5 GAL		17	
SA	LEUCOPHYLLUM LANCEOLATUM	MEXICAN BUSH SAGE	5 GAL		16	
TO	LEUCOPHYLLUM LANCEOLATUM	ORANGE YELLOW BELLS	5 GAL		8	
TP	LEUCOPHYLLUM LANCEOLATUM	SOFT EAF YUCCA	5 GAL		13	15 GAL
ZU	ZASERFERA ARIZONICA	HARDY HUMMINGBIRD TRUMPET	5 GAL		50	
VARIABLES						
BN	BOQUANVILLEA "BARBARA MARST"	BARBARA MARST BOQUANVILLEA	5 GAL		26	WIRE TO WALL
BNW	BOQUANVILLEA "DOUBLE WHITE"	DOUBLE WHITE BOQUANVILLEA	5 GAL		26	WIRE TO WALL

RCA
 LANDSCAPE ARCHITECTS, INC.
 7300 EL PASO SUITE 200
 PALM DESERT, CA 92260
 (760) 868-3824 FAX (760) 770-6615 E-MAIL: RCLANDSCAPE@PCCOM

County of Riverside, CA
 Tentative Tract Map No. 30966 RI
 APN #748-280-006 & 748-280-009
 L-1

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	ACACIA ANEURA	MULGA	24" BOX	.02 LOW	68	
	ACACIA SMALLII	SWEET ACACIA	24" BOX	.02 LOW	9	
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	.02 LOW	20	
	CAESALPINIA DICALACAO 'SMOOTHIE' TM	CASCALOTE	24" BOX		4	
	CHLOPSIS LINEARIS 'LUCRETIA HAMILTON' TM	DESERT WILLOW	24" BOX		52	
	COTINUS COBOLYERA	SMOKE TREE	15 GAL		32	
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	.02 LOW	108	
	PITHECELLOBIUM FLEXI RITHECELLOBIUM FLEXICAULE	TEXAS EBONY	24" BOX	.02 LOW	14	
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	WASHINGTONIA FLUFERA	CALIFORNIA FAN PALM	15 GAL		35	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
AV	AGAVE AMERICANA 'VAREGATA'	VAREGATED CENTURY PLANT	18 GAL	LOW 0.2	10	15 GAL
AG	AGAVE GEMINIFLORA	CENTURY PLANT	5 GAL		52	
CBC	CARSSIA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL		186	
CA	CASSIA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL		123	
CHM	CHRYSANTHEMUM MEXICANA	DAMIANITA	1 GAL		21	
ERW	EREMOPHILA MACULATA 'WINTER GOLD'	SPOTTED EMBU BUSH	5 GAL		80	
FS	FOLIQUERIA BRIDGENS	COCTILO	10 CANE MIN 5' HT MIN		15	
FM	FLURIGRAEA MACDOUGALLI	FALSE AGAVE	5 GAL		19	
HSP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL		50	
LAR	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		188	
LAR	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		81	
UPL	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL		58	
UFT	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL		41	
MIRN	MULLENBERGIA RIGENS	DEER GRASS	1 GAL		219	
NOL	NOLINA NELSONI	SANTA RITA PRICKLYPEAR	5 GAL		81	
OP	OPUNTIA SANTA RITA	FIRECRACKER PLANT	5 GAL		109	
RUD	RUSSELLIA EQUSETIFORMIS	MEX CAN BUSH SAGE	5 GAL		17	
SAL	SALVIA LEUCANTHA	ORANGE YELLOW BELLS	5 GAL		15	
TC	TECOMA X 'SOLAR FLARE'	SOFT LEAF YUCCA	5 GAL		8	
YP	YUCCA PENQUILA	HARDY HUMMINGBIRD TRUMPET	5 GAL		33	15 GAL
ZAU	ZAUSCHNERIA ARIZONICA		5 GAL		50	
VINES/SPALER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
BK	BOUGAINVILLEA X 'BARBARA KARPST'	BARBARA KARPST BOUGAINVILLEA	5 GAL		29	
BBW	BOUGAINVILLEA X 'DOUBLE WHITE'	DOUBLE WHITE BOUGAINVILLEA	5 GAL		25	WIRE TO WALL

Landscape Narrative

The plant palette focuses on water efficient, lower maintenance plant species utilizing large scale canopy trees for structure and large areas of cobbles and gravel of varying colors and textures to add interest in non-planted areas. This is based on a modified plant palette that incorporates some standard native species such as Creosote bush and hybridized cultivars that bring to light the best of the species without their drawbacks. Some cultivars specifically selected for this reason are Desert Willow, and Thornless Texas Honey Mesquite.

The theme planting starts in the perimeter parkways along 40th Ave. and Adams St. 40th Ave. will feature 6' tall perimeter walls atop 2' mounding. Low level plantings and larger scale trees and shrubs will provide a visual screen from surrounding auto center. The large scale trees proposed for use along Gerald Ford Drive are Sweet Acacia and Desert Museum Palo Verde and Chaste tree. Smaller scale accents will be Texas Ebony and Cascadote with groves of Shoestring Acacia providing vertical/visual interest. While the use of water efficient "native" species is of primary concern, of equal importance is to provide a unique interest in the community by introducing plants like Rogers Red California Grape, Eremophila 'Winter Gold' and Arisanturus 'Mexican Flame' to provide seasonal interest with change in leaf color for fall or a burst of a bloom in spring. The emphasis on a desert landscape that has "seasonality" is encouraged.

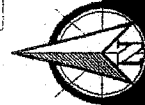
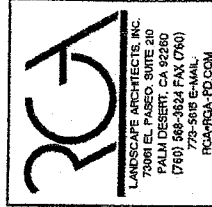
This theme carries through to the interior streets and front yard plantings with shade trees in front yards being proposed as 'Ipu trees and small scale accents of Desert Willow and Texas Ebony. Large areas of accent cobbles and boulders offset planted areas. The use of cobbles and boulders provide a basic structure and texture to the plantings in times when some species may be drought or cold deciduous or "not at their peak" appearance. Plantings that rely specifically on true natives and/or reflect a seasonal approach to the plantings may result in a less than attractive hardscape during off peak times. At Encore, this will be avoided by the use of cobbles and boulders as well as some non-native cultivars that exhibit more evergreen characteristics.

Special areas like the main entry, community center, Dog Park and prominent street corners are accented by varied Palm clusters of Hybrid Mexican and California Fan Palms with cobbles and low level shrubs and groundcovers to maintain sight lines. This was done to provide visual exclamation points throughout the community. The strong vertical accents of the Palms will not only create a visual accent but will also be reflective of the native Fan Palms found in oases throughout the Coachella Valley.

There are several existing desert conditions bordering Encore. Existing native plant material along the wash should be preserved if possible and accented with new native plantings along trails and planned landscape amenities. The wash will be a place for residents to walk and enjoy a natural desert landscape.

Large park/activity areas at the southeast corner of the site are dedicated to a community center with lap pool and garden environment, a grassy dog park, and extensive trails through native desert gardens. A children's play area may be incorporated near the community center or dog park.

The planting theme for front yards will not feature unusable "token" lawn areas. The plant palette remains the same through the project, using drought tolerant and native species wherever possible. Multiple small tree species will be used to supplement the major street trees to create an informal feel. Interest in the front yards will be provided by mounding where appropriate. Said mounds will include boulder accents to mimic the perimeter areas. Shrub and groundcover plantings shall follow suit with the intent to create a cohesive whole to the project while allowing the individual homes to have a subtle separate identity of their own.



ENCORE

Gilbratt us, Inc.

11111 E. 1st Ave., Suite 100
Palm Desert, CA 92260
(760) 748-2800

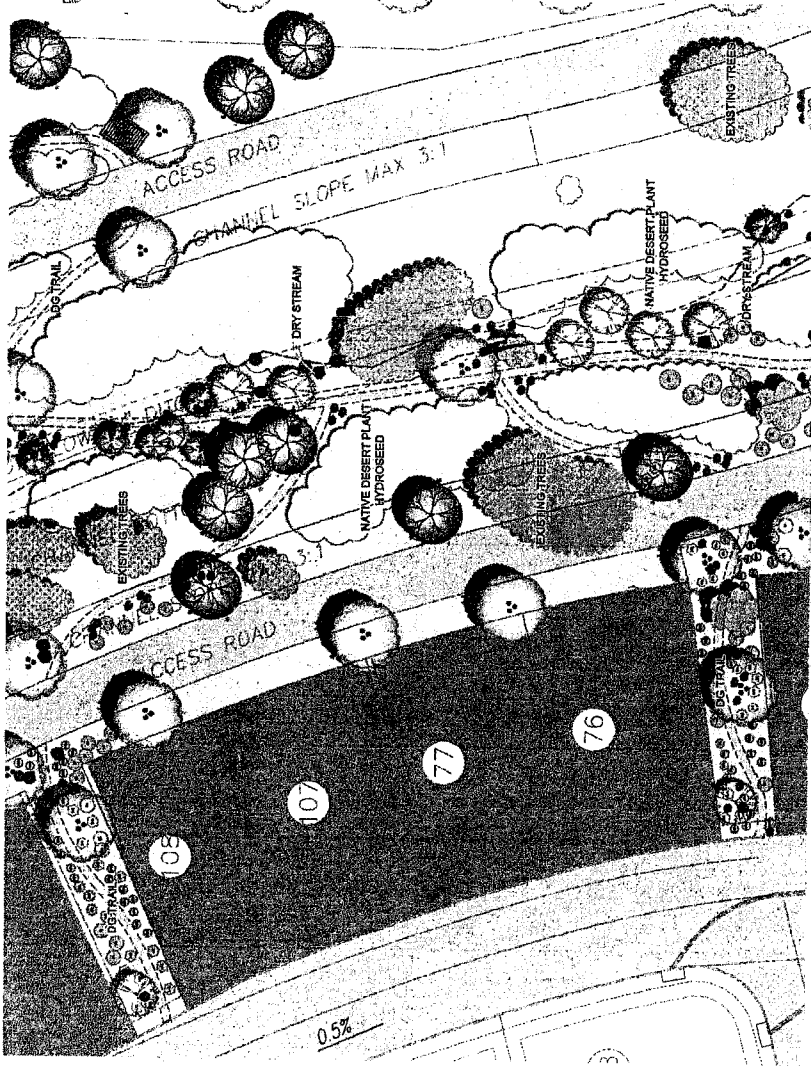
County of Riverside, CA

Preliminary Tract Map No. 30966 RI

PN #748-280-006 & 748-280-009

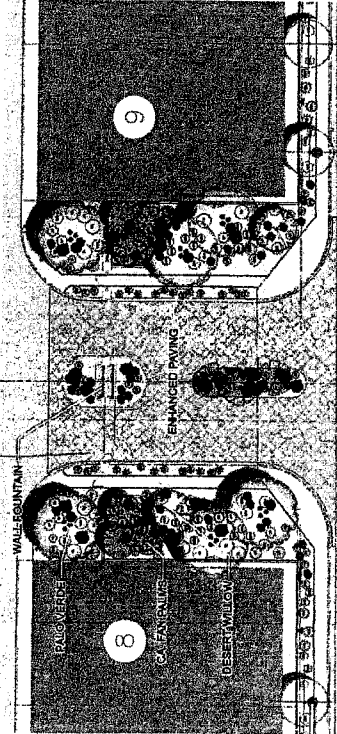
L-2

PLANT PALETTE AND NARRATIVE



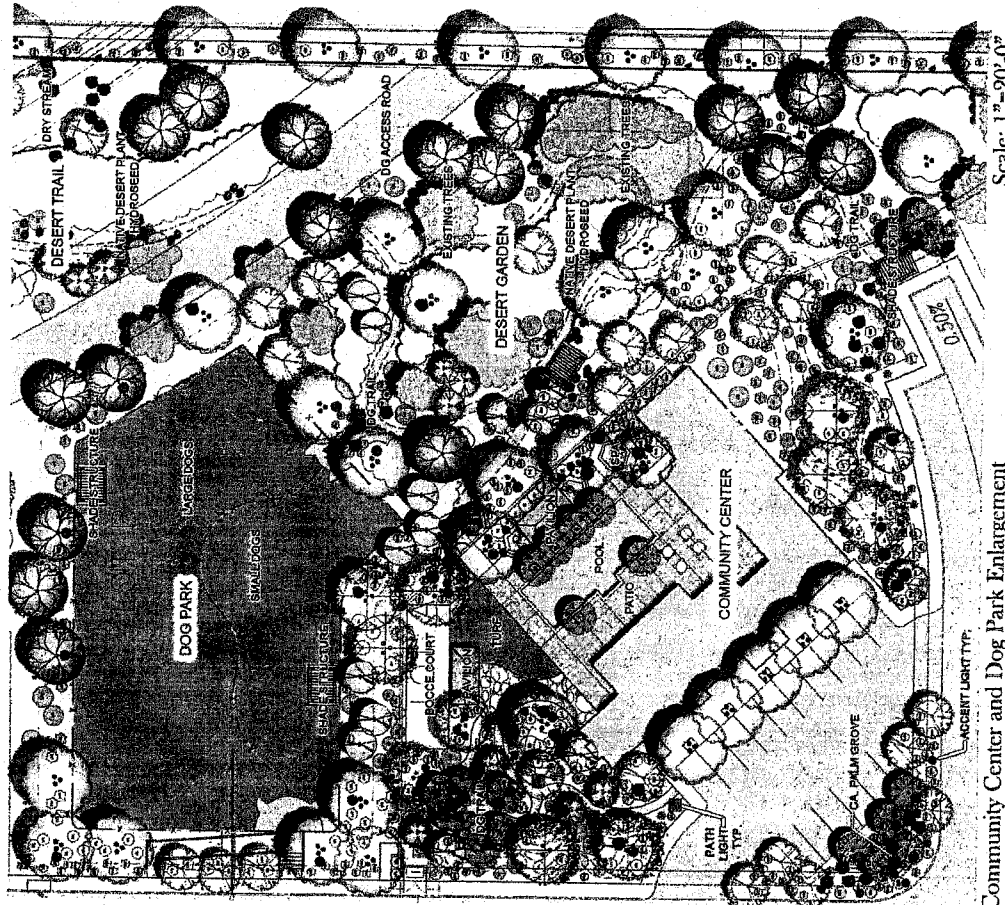
Flood Channel/Trail System Enlargement

Scale: 1"-20'-0"



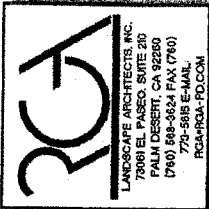
Main Entry Enlargement

Scale: 1"-20'-0"



Community Center and Dog Park Enlargement

Scale: 1"-20'-0"



ENCORE

Gilbertus, Inc.

March 28th, 2013

LANDSCAPE ENLARGEMENTS

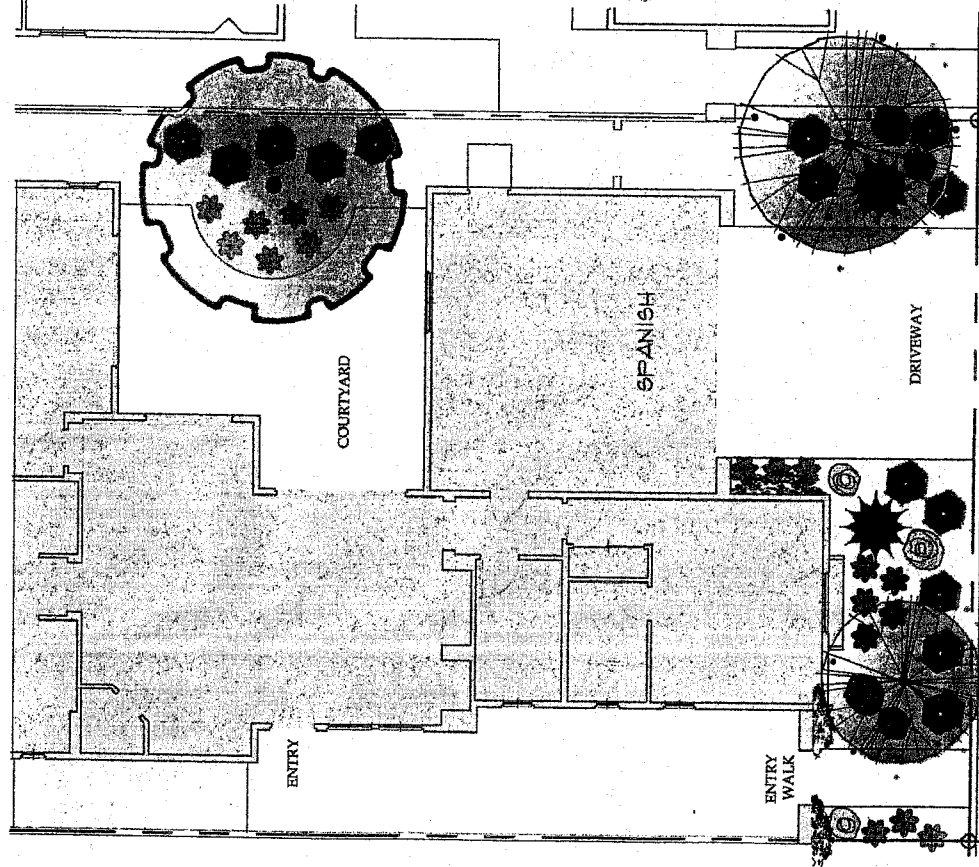
County of Riverside, CA

Permitative Tract Map No. 30966 RI

FIN. #748-280-006 & 748-280-009

L-3

TYPICAL PLANT LEGEND/ FRONT YARD AND COURTYARD



PLAN #1
SPANISH STYLE



ENCORE
Gibbalt us, Inc

March 29th, 2013
11/15/2013
11/15/2013

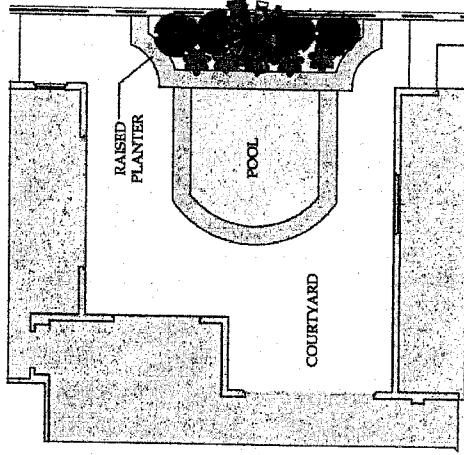
TYPICAL FRONT YARD/COURTYARD
LANDSCAPE PLAN

County of Riverside, CA

tentative Tract Map No. 30966 RI

PN. #748-280-006 & 748-280-009

L-4



COURTYARD
W/ POOL OPTION

TYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION



PLANT LEGEND

PLANT LEGEND

PLANT LEGEND

PLANT LEGEND

RECOMMENDED PLANT NOTE

RECOMMENDED PLANT NOTE

PLAN #1
SPANISH STYLE



ENCORE
Gibbalt us, Inc

March 29th, 2013
11/15/2013
11/15/2013

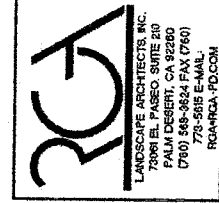
TYPICAL FRONT YARD/COURTYARD
LANDSCAPE PLAN

County of Riverside, CA

tentative Tract Map No. 30966 RI

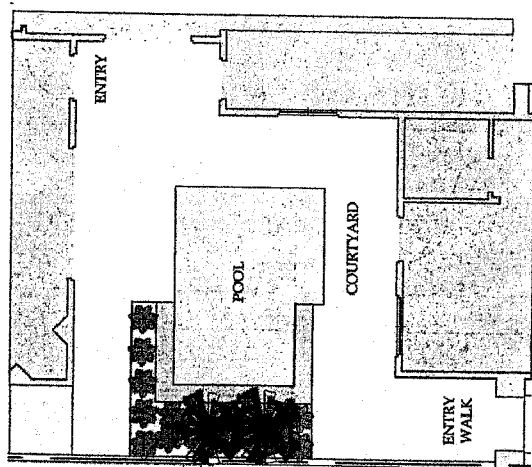
PN. #748-280-006 & 748-280-009

L-4





1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84



COURTYARD
W/POOL OPTION

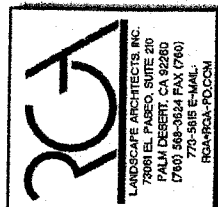
TYPICAL PLANT LEGEND / COURTYARD W/ POOL OPTION

DATE: 1991.01.05

[illegible]

DECOMPOSED GRANITE NOTES

SEE PAGE 10 FOR THE LIST OF THE 100 MOST INFLUENTIAL PEOPLE IN THE WORLD.



INCORE
Gibraltar us, inc

TYPICAL FRONT YARD COURTYARD LANDSCAPE PLAN

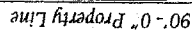
County of Riverside, CA
 Tentative Tract Map No. 30966 R1
 L-5





ChirpTus, Inc.

PLAN #3
EARLY CALIFORNIA STYLE



TYPICAL PLANT LEGEND/ FRONT YARD AND COURTYARD

[illegible][illegible][illegible]

RECEIVED DATE: 06/09/2017 10:00 AM
FROM: THE CHAIRMAN OF THE BOARD
SUBJECT: AUTOMATICALLY
FORWARDED TO: THE CHAIRMAN OF THE BOARD
DATE: 06/09/2017 10:00 AM



14
 1968-1969
 1969-1970
 1970-1971
 1971-1972
 1972-1973
 1973-1974
 1974-1975
 1975-1976
 1976-1977
 1977-1978
 1978-1979
 1979-1980
 1980-1981
 1981-1982
 1982-1983
 1983-1984
 1984-1985
 1985-1986
 1986-1987
 1987-1988
 1988-1989
 1989-1990
 1990-1991
 1991-1992
 1992-1993
 1993-1994
 1994-1995
 1995-1996
 1996-1997
 1997-1998
 1998-1999
 1999-2000
 2000-2001
 2001-2002
 2002-2003
 2003-2004
 2004-2005
 2005-2006
 2006-2007
 2007-2008
 2008-2009
 2009-2010
 2010-2011
 2011-2012
 2012-2013
 2013-2014
 2014-2015
 2015-2016
 2016-2017
 2017-2018
 2018-2019
 2019-2020
 2020-2021
 2021-2022
 2022-2023
 2023-2024
 2024-2025
 2025-2026
 2026-2027
 2027-2028
 2028-2029
 2029-2030
 2030-2031
 2031-2032
 2032-2033
 2033-2034
 2034-2035
 2035-2036
 2036-2037
 2037-2038
 2038-2039
 2039-2040
 2040-2041
 2041-2042
 2042-2043
 2043-2044
 2044-2045
 2045-2046
 2046-2047
 2047-2048
 2048-2049
 2049-2050
 2050-2051
 2051-2052
 2052-2053
 2053-2054
 2054-2055
 2055-2056
 2056-2057
 2057-2058
 2058-2059
 2059-2060
 2060-2061
 2061-2062
 2062-2063
 2063-2064
 2064-2065
 2065-2066
 2066-2067
 2067-2068
 2068-2069
 2069-2070
 2070-2071
 2071-2072
 2072-2073
 2073-2074
 2074-2075
 2075-2076
 2076-2077
 2077-2078
 2078-2079
 2079-2080
 2080-2081
 2081-2082
 2082-2083
 2083-2084
 2084-2085
 2085-2086
 2086-2087
 2087-2088
 2088-2089
 2089-2090
 2090-2091
 2091-2092
 2092-2093
 2093-2094
 2094-2095
 2095-2096
 2096-2097
 2097-2098
 2098-2099
 2099-2100
 2100-2101
 2101-2102
 2102-2103
 2103-2104
 2104-2105
 2105-2106
 2106-2107
 2107-2108
 2108-2109
 2109-2110
 2110-2111
 2111-2112
 2112-2113
 2113-2114
 2114-2115
 2115-2116
 2116-2117
 2117-2118
 2118-2119
 2119-2120
 2120-2121
 2121-2122
 2122-2123
 2123-2124
 2124-2125
 2125-2126
 2126-2127
 2127-2128
 2128-2129
 2129-2130
 2130-2131
 2131-2132
 2132-2133
 2133-2134
 2134-2135
 2135-2136
 2136-2137
 2137-2138
 2138-2139
 2139-2140
 2140-2141
 2141-2142
 2142-2143
 2143-2144
 2144-2145
 2145-2146
 2146-2147
 2147-2148
 2148-2149
 2149-2150
 2150-2151
 2151-2152
 2152-2153
 2153-2154
 2154-2155
 2155-2156
 2156-2157
 2157-2158
 2158-2159
 2159-2160
 2160-2161
 2161-2162
 2162-2163
 2163-2164
 2164-2165
 2165-2166
 2166-2167
 2167-2168
 2168-2169
 2169-2170
 2170-2171
 2171-2172
 2172-2173
 2173-2174
 2174-2175
 2175-2176
 2176-2177
 2177-2178
 2178-2179
 2179-2180
 2180-2181
 2181-2182
 2182-2183
 2183-2184
 2184-2185
 2185-2186
 2186-2187
 2187-2188
 2188-2189
 2189-2190
 2190-2191
 2191-2192
 2192-2193
 2193-2194
 2194-2195
 2195-2196
 2196-2197
 2197-2198
 2198-2199
 2199-2200
 2200-2201
 2201-2202
 2202-2203
 2203-2204
 2204-2205
 2205-2206
 2206-2207
 2207-2208
 2208-2209
 2209-2210
 2210-2211
 2211-2212
 2212-2213
 2213-2214
 2214-2215
 2215-2216
 2216-2217
 2217-2218
 2218-2219
 2219-2220
 2220-2221
 2221-2222
 2222-2223
 2223-2224
 2224-2225
 2225-2226
 2226-2227
 2227-2228
 2228-2229
 2229-2230
 2230-2231
 2231-2232
 2232-2233
 2233-2234
 2234-2235
 2235-2236
 2236-2237
 2237-2238
 2238-2239
 2239-2240
 2240-2241
 2241-2242
 2242-2243
 2243-2244
 2244-2245
 2245-2246
 2246-2247
 2247-2248
 2248-2249
 2249-2250
 2250-2251
 2251-2252
 2252-2253
 2253-2254
 2254-2255
 2255-2256
 2256-2257
 2257-2258
 2258-2259
 2259-2260

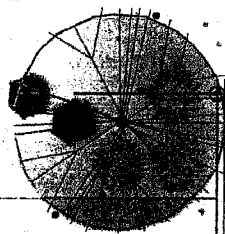
[illegible]

RECOMPOSED GRANT: NOTED

DISSEMINATED TO MEMBERS WITH THE FOLLOWING LETTER DATED 10/20/64:

SEEKING A NEW HOME

LA MARCHÉ DES CHÈVRES BASA CHESTALLODIER
1071-2014 - 1071-2015



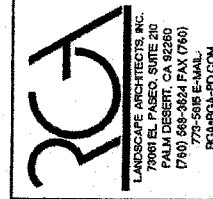
TYPICAL PLANT LEGEND/ COURTYARD W/ POOL OPTION

[illegible][illegible][illegible]

377-11-1041
 1041-1042
 1042-1043
 1043-1044
 1044-1045
 1045-1046
 1046-1047
 1047-1048
 1048-1049
 1049-1050
 1050-1051
 1051-1052
 1052-1053
 1053-1054
 1054-1055
 1055-1056
 1056-1057
 1057-1058
 1058-1059
 1059-1060
 1060-1061
 1061-1062
 1062-1063
 1063-1064
 1064-1065
 1065-1066
 1066-1067
 1067-1068
 1068-1069
 1069-1070
 1070-1071
 1071-1072
 1072-1073
 1073-1074
 1074-1075
 1075-1076
 1076-1077
 1077-1078
 1078-1079
 1079-1080
 1080-1081
 1081-1082
 1082-1083
 1083-1084
 1084-1085
 1085-1086
 1086-1087
 1087-1088
 1088-1089
 1089-1090
 1090-1091
 1091-1092
 1092-1093
 1093-1094
 1094-1095
 1095-1096
 1096-1097
 1097-1098
 1098-1099
 1099-1100
 1100-1101
 1101-1102
 1102-1103
 1103-1104
 1104-1105
 1105-1106
 1106-1107
 1107-1108
 1108-1109
 1109-1110
 1110-1111
 1111-1112
 1112-1113
 1113-1114
 1114-1115
 1115-1116
 1116-1117
 1117-1118
 1118-1119
 1119-1120
 1120-1121
 1121-1122
 1122-1123
 1123-1124
 1124-1125
 1125-1126
 1126-1127
 1127-1128
 1128-1129
 1129-1130
 1130-1131
 1131-1132
 1132-1133
 1133-1134
 1134-1135
 1135-1136
 1136-1137
 1137-1138
 1138-1139
 1139-1140
 1140-1141
 1141-1142
 1142-1143
 1143-1144
 1144-1145
 1145-1146
 1146-1147
 1147-1148
 1148-1149
 1149-1150
 1150-1151
 1151-1152
 1152-1153
 1153-1154
 1154-1155
 1155-1156
 1156-1157
 1157-1158
 1158-1159
 1159-1160
 1160-1161
 1161-1162
 1162-1163
 1163-1164
 1164-1165
 1165-1166
 1166-1167
 1167-1168
 1168-1169
 1169-1170
 1170-1171
 1171-1172
 1172-1173
 1173-1174
 1174-1175
 1175-1176
 1176-1177
 1177-1178
 1178-1179
 1179-1180
 1180-1181
 1181-1182
 1182-1183
 1183-1184
 1184-1185
 1185-1186
 1186-1187
 1187-1188
 1188-1189
 1189-1190
 1190-1191
 1191-1192
 1192-1193
 1193-1194
 1194-1195
 1195-1196
 1196-1197
 1197-1198
 1198-1199
 1199-1200
 1200-1201
 1201-1202
 1202-1203
 1203-1204
 1204-1205
 1205-1206
 1206-1207
 1207-1208
 1208-1209
 1209-1210
 1210-1211
 1211-1212
 1212-1213
 1213-1214
 1214-1215
 1215-1216
 1216-1217
 1217-1218
 1218-1219
 1219-1220
 1220-1221
 1221-1222
 1222-1223
 1223-1224
 1224-1225
 1225-1226
 1226-1227
 1227-1228
 1228-1229
 1229-1230
 1230-1231
 1231-1232
 1232-1233
 1233-1234
 1234-1235
 1235-1236
 1236-1237
 1237-1238
 1238-1239
 1239-1240
 1240-1241
 1241-1242
 1242-1243
 1243-1244
 1244-1245
 1245-1246
 1246-1247
 1247-1248
 1248-1249
 1249-1250
 1250-1251
 1251-1252
 1252-1253
 1253-1254
 1254-1255
 1255-1256
 1256-1257
 1257-1258
 1258-1259
 1259-1260
 1260-1261
 1261-1262
 1262-1263
 1263-1264
 1264-1265
 1265-1266
 1266-1267
 1267-1268
 1268-1269
 1269-1270
 1270-1271
 1271-1272
 1272-1273
 1273-1274
 1274-1275
 1275-1276
 1276-1277
 1277-1278
 1278-1279
 1279-1280
 1280-1281
 1281-1282
 1282-1283
 1283-1284
 1284-1285
 1285-1286
 1286-1287
 1287-1288
 1288-1289
 1289-1290
 1290-1291
 1291-1292
 1292-1293
 1293-1294
 1294-1295
 1295-1296
 1296-1297
 1297-1298
 1298-1299
 1299-1300
 1300-1301
 1301-1302
 1302-1303
 1303-1304
 1304-1305
 1305-1306
 1306-1307
 1307-1308
 1308-1309
 1309-1310
 1310-1311
 1311-1312
 1312-1313
 1313-1314
 1314-1315
 1315-1316
 1316-1317
 1317-1318
 1318-1319
 1319-1320
 1320-1321
 1321-1322
 1322-1323
 1323-1324
 1324-1325
 1325-1326
 1326-1327
 1327-1328
 1328-1329
 1329-1330
 1330-1331
 1331-1332
 1

100

DECOMPOSED GRANITE NOTE



County of Riverside, CA
Preliminary Tract Map No. 3
PIN: #748-280-006 & 748-280-

15

[illegible][illegible][illegible]

Accent Lighting

Precision lighting & different landscapes lighting

ACCENT LIGHTING

RCA
LANDSCAPE ARCHITECTS, INC.
78061 EL PASO SUITE 200
PALM DESERT, CA 92260
(710) 543-5824 FAX (760)
773-5816 E-MAIL:
RCA-RCA-PD.COM

Gibraltar US, Inc.

ACCENT FLIGHT IMAGES

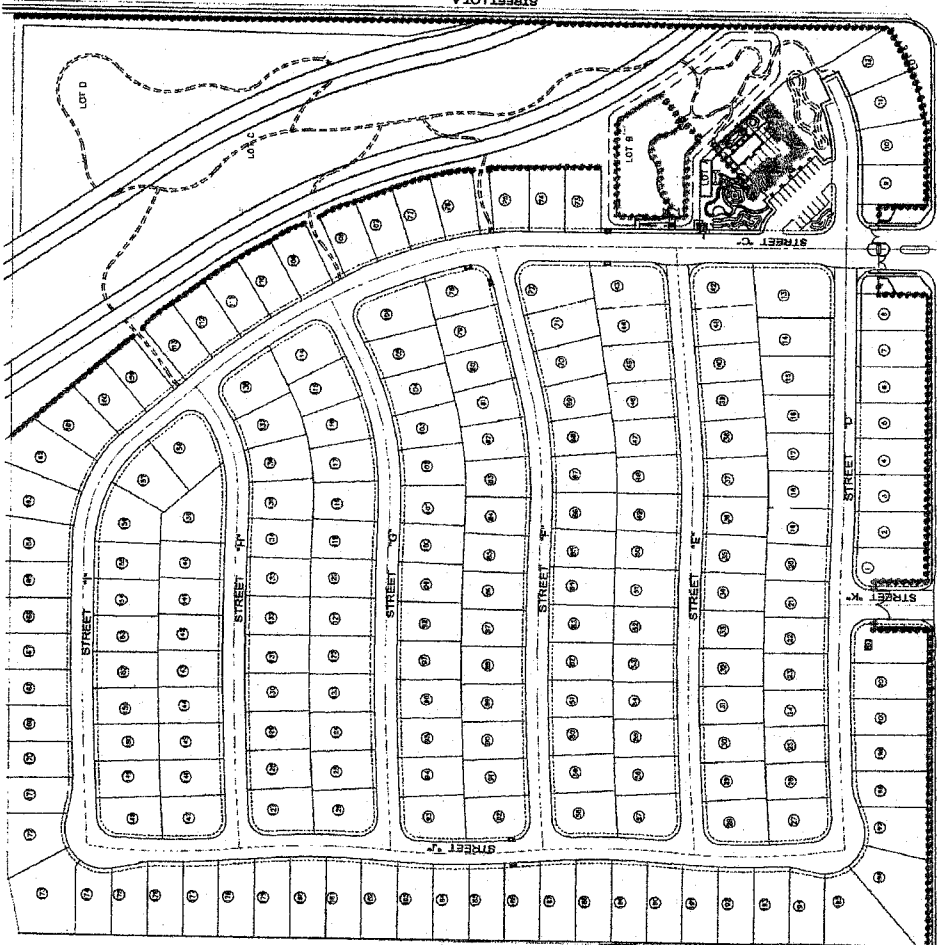
County of Riverside, CA

Pentative Tract Map No. 30966 RI

PN-#748-280-006 & 748-280-009

WELL SITE
TRACT MAP NO. 27500
MB 205/21-24

MANORCATE ROAD
TRACT MAP NO. 28242
LOT 175
MB 266/74-84
APN 748-280
LOT 176



INDIO CITY LIMITS

ADAMS STREET
S.W. 1/4, S.W. 1/4 SECTION 5 T. 5 S., R. 7 E., S.B.M.
APN 679-070

PARCEL 1
WELL SITE
LOT 279
TRACT NO. 29880
APN 748-410
151
PARCEL 2
APN 607-030
PARCEL 3
P.M. NO. 27717
PARCEL 4
P.M.B. 192/22-25
PARCEL 5
1-10 AUTO MALL

40TH AVENUE

Scale: 1"=80'-0"



ENCORE
Gibraltar, Inc.
WALLS & FENCE PLAN

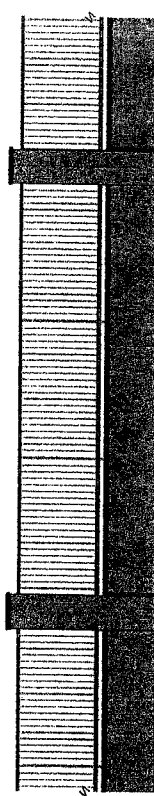
March 28th, 2013

County of Riverside, CA

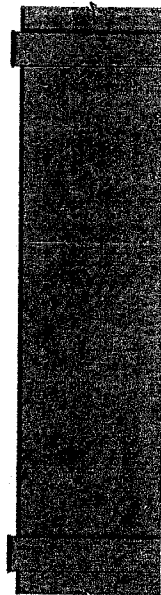
Representative Tract Map No. 80966 RI

APN: #748-280-006 & 748-280-009

L-10



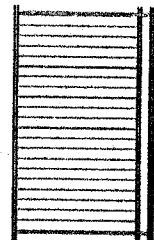
24" Ht. Slump Block Wall With 36" View Fence Panels and Pilasters at 50" On Center.



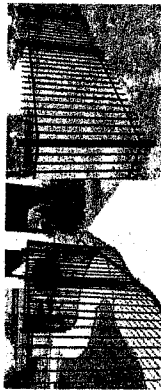
6' Ht. Slump Block Wall with Slump Block Cap with Pilasters at Property Lines set on 24" berm. Property walls at lots to be 5' Slump Stone with Slump Stone Cap



Slump Block Wall Character Image



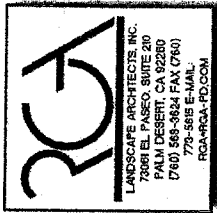
6' Ht. View Fence



Fence Character Image



Sack Finish Character Image





Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 4, 2013

File: 0163.1
- 0421.1
0721.1
1150.011
Geo. 050706-4
PZ 13-4890

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Olivas:

Subject: Tentative Tract Map No. 30966R1
APN 748-280-008 and 748-280-009

The stormwater comments in the the Coachella Valley Water District (CVWD) letter dated May 9, 2013, are still applicable. A copy of the letter is enclosed.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD 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 CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD 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, treatment plants 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 CVWD 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 CVWD's Board of Directors including reductions in or suspensions of service.

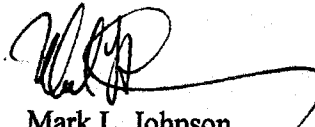
Jay Olivas
Riverside County
Planning Department

2

October 4, 2013

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

Enclosure/as

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

Alan French
Riverside County
Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside
Department of Environmental Health
Land Use & Water Resources Program
3880 North Lemon Street, Suite 200
Riverside, CA 92501-3374

SL:ch/eng/sw/13/Oct/TTM 30966R1

ec: Tommy Fowlkes
Tesfaye Demissie
Patti Reyes
Sara Lopez

SL:ch/eng/sw/13/Oct/TTM 30966R1



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pock - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

May 9, 2013

File: 0163.1
0421.1
0721.1
Geo. 050706-4

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Olivas:

Subject: TTM 30966

This project lies within the area of the Regional Flood Protection for the North Indio and Surrounding Area Project, which will provide regional flood protection to a portion of the North Indio area. The Coachella Valley Water District (CVWD) is currently in the planning phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities.

The project site accepts the 100-year regional flood (approximately 15,500 cfs) from the existing adjacent Sun City Palm Desert development. The developer should accept this flow and convey through the project and discharge at a downstream location in a manner that matches the existing condition. CVWD has included this channel as "Channel 1A" of the North Indio Stormwater Master Plan (Master Plan). Please note that CVWD's Master Plan calls for a proposed bridge crossing at Adams Street (downstream limit of TTM 30966 to the east), and the developer should take this into consideration.

The majority of this area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency. The remainder is designated Zone X.

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

The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any CVWD approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.

Jay Olivas
Riverside County
Planning Department

3

May 9, 2013

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 CVWD's Board of Directors including reductions in or suspensions of service.

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 CVWD Water Production Metering Agreement is required to ensure CVWD staff regularly read and maintain this water-measuring device.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Sincerely,



Mark L. Johnson
Director of Engineering

Enclosure/1/as

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

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Gibralt U.S. Inc.
73-111 El Paseo, Suite 105
Palm Desert, CA 92260



JC:ch/eng/sw/13/May/TTM 30966

ORDINANCE NO. 1234.1

**AN ORDINANCE OF THE
COACHELLA VALLEY WATER DISTRICT
ESTABLISHING REGIONAL STORMWATER FACILITY DESIGN
STANDARDS AND DEVELOPMENT REQUIREMENTS**

WHEREAS, the Coachella Valley Water District (CVWD) provides regional flood protection with regional stormwater facilities that collect, detain, and convey stormwater flows from the hills and mountains surrounding the Coachella Valley. The majority of the CVWD regional stormwater facilities have been designed and built using the Standard Project Storm/Standard Project Flood (SPS/SPF) design standard. The local SPS is the rainfall recorded at Indio during the September 24, 1939, thunderstorm, and the SPF is the flood calculated from the SPS. The SPS/SPF design standard was originally adopted to provide a greater level of protection from flash flooding than was thought to be provided by the federal 100-Year Storm/100-Year Flood design standard.

WHEREAS, there are areas within the CVWD's stormwater jurisdiction that have been identified as special flood hazard areas by the Federal Insurance Administration (FIA) on maps prepared by the Federal Emergency Management Agency (FEMA) and such areas are subject to Riverside County Ordinance No. 458 (Ordinance No. 458).

WHEREAS, Ordinance No. 458 regulates development in special flood hazard areas and implements the National Flood Insurance Program and is based on the use of the 100-Year Storm/100-Year Flood stormwater design standard.

WHEREAS, CVWD serves as the County's agent in determining whether the requirements of Ordinance No. 458 have been met for development projects within its jurisdiction.

WHEREAS, on the 8th day of December 1992, CVWD certified Ordinance No. 1234, which adopted requirements relating to stormwater policies and public notification and allowed development projects to utilize the 100-Year Storm/100-Year Flood design standard for integrated regional stormwater facilities if such facilities were not owned, operated or maintained by CVWD; and

WHEREAS, subsequent to the adoption of Ordinance No. 1234, two regional stormwater facilities located within the CVWD regional stormwater system were designed and constructed utilizing the 100-Year Storm/100-Year Flood design standard; and

WHEREAS, future regional stormwater facilities will need to be designed and constructed that will connect to existing facilities designed using the SPS/SPF or 100-Year Storm/100-Year Flood design standard; and

WHEREAS, CVWD has reanalyzed its regional stormwater design standard and the provisions of Ordinance No. 1234; and

WHEREAS, Ordinance No. 1234 should be updated and revised; and

NOW, THEREFORE, in view of the premises herein recited, BE IT ORDAINED by the Board of Directors of the Coachella Valley Water District assembled in special meeting this 25th day of March, 2013, as follows:

SECTION 1. Recent rainfall/runoff studies utilizing the most recent precipitation information prepared by the National Oceanic and Atmospheric Administration (NOAA) indicate that within some areas of the Coachella Valley, the flood calculated from the 100-Year Storm/100Year Flood design standard can be as large, or larger, than the flood calculated utilizing the SPS/SPF design standard. These areas are principally smaller watersheds. Based on this new information, regional stormwater facilities shall be reclassified into four groups to reflect the level of protection appropriate to each group with the following design standards:

- (a) Whitewater River/Coachella Valley Stormwater Channel (SPS/SPF): Designed and constructed utilizing the SPS/SPF design standard. The SPS/SPF design standard will continue to be utilized for this facility, and for analyses addressing impacts associated with lands adjacent to this facility. The WWRSC/CVSC is owned, operated and maintained by CVWD.
- (b) Existing Tributary Regional Facilities (SPS/SPF): Designed and constructed utilizing the SPS/SPF design standard. The SPS/SPF design standard will continue to be utilized for these facilities and adjacent lands. These existing tributary regional facilities can be owned, operated and maintained by CVWD or by a private entity that has an existing regional stormwater facilities agreement with CVWD. Refer to Section 6 herein.
- (c) Existing Tributary Regional Facilities (100-Year Storm/100-Year Flood): Designed and constructed utilizing the 100-Year Storm/100-Year Flood design standard. The 100-Year Storm/100-Year Flood design standard shall continue to be utilized for these facilities and for analyses addressing impacts associated with lands adjacent to these facilities. These facilities will continue to be owned, operated and maintained by an entity or party other than CVWD. Refer to Section 6 herein.
- (d) Proposed Tributary Regional Stormwater Facilities: Design shall be based on the 100-Year Storm/100-Year Flood design standard. CVWD shall assume operation and maintenance of proposed 100-year tributary regional stormwater facilities unless the developer specifically requests to assume the operation and maintenance responsibility. Refer to Section 6 herein for private ownership, operation and maintenance of proposed regional stormwater facilities.

SECTION 2. The following regional stormwater facility design standards shall be utilized for calculating:

(i) The 100-Year Storm/100-Year Flood

- (a) Rainfall Depth: Rainfall depth is the depth of water in inches or millimeters that falls as rain, snow, hail or sleet at a given point over a specified period of time. NOAA Atlas 14, 100-Year rainfall depths shall be utilized for the 100-Year Storm.
- (b) Depth Area Reduction Factors: Depth area reduction factors (DARFs) are ratios that are applied to convert point rainfall to an equivalent uniform depth of rainfall over the entire watershed. For watershed areas that exceed 10 square miles, the USACE (1980)/ Bechtel (1997) DARFs shall be utilized. For watershed areas less than 10 square miles, a DARF of 1.0 shall be used.
- (c) Freeboard for Incised Channels: An incised channel is one where the adjacent ground elevation is higher than the 100-Year Flood water surface elevation within the channel. Incised stormwater channels shall be designed to convey the 100-Year Flood with a minimum of 3 feet of freeboard as measured from the lowest adjacent ground to the design water surface. CVWD may require additional freeboard based on the size and location of the watershed and the associated flood hazard potential.
- (d) Freeboard for Proposed Levees: A leveed condition is one where the 100-Year Flood water surface elevation is higher than the adjacent ground elevation. Levees shall be designed with a minimum of 4 feet of freeboard from the levee crest elevation to the 100-Year Flood water surface elevation. CVWD may require additional freeboard based on the size and location of the watershed and the associated flood hazard potential.

(ii) The SPS/SPF

- (a) Rainfall Depth: The rainfall depths from the 6-hour Indio Standard Project Storm of September 24, 1939 shall be utilized for calculating the SPF.
- (b) Depth Area Reduction Factors: DARFs developed by the USACE (1980)/ Bechtel (1997) studies shall be utilized for watershed areas that exceed 10 square miles. A DARF of 1.0 shall be used for watershed areas less than 10 square miles.
- (c) Freeboard for Incised Channels: Incised stormwater channels shall be designed to provide a minimum of one foot of freeboard as measured from the lowest adjacent ground to the design water surface.
- (d) Freeboard for Levees: Levees shall be designed to provide a minimum of one foot of freeboard as measured from the levee crest elevation to the SPF water surface elevation.

SECTION 3. Regional stormwater facilities constructed by a developer in compliance with the requirements of Ordinance No. 458 should also have to meet the design criteria of Sections 1 and 2 herein.

SECTION 4. There are areas within CVWD jurisdiction designated as Flood Zone D by the FIA with undetermined but possible risk of flood hazard. In these areas, project specific hydrologic and hydraulic studies are required to determine the flood hazards. The design standards and parameters used should follow those described in Sections 1 through 2 herein.

SECTION 5. The developer shall give written notice of the proposed flood control plan in connection with the development to all downstream property owners within a minimum distance of six hundred (600) feet from the development's lower boundary. The General Manager can extend this minimum distance as reasonably required by geographic circumstances. The notice shall include a statement that regional stormwater facilities are proposed that may affect downstream properties and will be designed and constructed in accordance with Ordinance No. 458 and the provisions herein.

SECTION 6. Private ownership of regional stormwater facilities will require a recorded regional stormwater facility agreement with CVWD defining operation and maintenance responsibilities. The agreement shall include the following:

- (a) A provision that upon the transfer of the ownership of the regional stormwater facilities to a property owner's association or other entity (successor), the operation and maintenance obligations of the developer shall be assumed by the transferee.
- (b) A provision that requires CVWD be granted a flooding easement for the discharge and conveyance of stormwater flows through the development.
- (c) A provision that the developer and successor agrees that it will seek neither damages nor indemnity from CVWD based on or related to the design of the regional stormwater facilities within the development.
- (d) A provision that provides that CVWD shall have the right to do each of the following: (i) the right of entry upon the real property on which the regional stormwater facilities are located to inspect such areas and facilities to determine whether compliance with CVWD design, construction, operation and maintenance standards; (ii) the right, in the event CVWD determines, in its sole discretion, that such areas are not in compliance, to give written notice of noncompliance to developer or successor, which notice may generally describe the nature of the noncompliance and specify a period of time (to be determined by CVWD in its sole discretion) within which developer or successor must correct the noncompliance; and (iii) the right, in the event CVWD determines, in its sole and absolute discretion, that

- (e) the noncompliance has not been satisfactorily corrected, to enter upon the real property on which the regional stormwater facilities are located and make corrections CVWD determines are necessary, expedient or convenient to eliminate the noncompliance, at the cost of developer or successor.

SECTION 7. In the event an area within the County of Riverside that is subject to Ordinance No. 458 becomes part of a city by annexation or otherwise, and if that city requests CVWD to review and approve proposed regional stormwater facilities related to new development within that area, the regional stormwater design criteria described herein shall apply.

REPEALS:

Ordinance No. 1234 and all other ordinances or parts of ordinances in conflict with the provisions of this Ordinance, are hereby expressly repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its adoption.

ADOPTED this 25th day of March, 2013.

/s/ John P. Powell, Jr.
President

I, the undersigned Board Secretary, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1234.1 of said District introduced and passed at meeting of said Board held March 25, 2013, and that said Ordinance was passed by the following vote:

Ayes: Five

Directors: Nelson, Powell, Pack, De Klotz, Livesay

Noes: None

I further certify that said Ordinance was thereupon signed by the President of the Board of Directors of said District.

(SEAL)

Julia L. Lumsden
Board Secretary

ec: Tommy Fowlkes
Joe Cook
Tesfaye Demissie

JC:ch/eng/sw/13/May/TTM 30966



LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL

File: 1150.011
0163.1
050706-4

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE 5/2/13

P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 23, 2013

✓ Orig-e-mil J. Cook
T. Demissie, D. Wilson, D. Charlton
J. Hart, C. Oliphant, T. Fowlkes
-Substantive M. Johnson
S. Bishop, P. Reyes

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Surveyor
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department- Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.- Desert
Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning
Commissioner
Coachella Valley Water District
Sunline Transit Agency
ALUC

Bermuda Dunes Airport
City of Palm Desert Planning Dept.
Desert Sands Unified School District
Imperial Irrigation District
Caltrans Dist. #8
Reg. Water Quality Control Board- CO River
Air Quality Mgmt. Dist. - South Coast
California Dept. of Fish and Game
U.S. Fish and Wildlife Service
Sun City Del Webb Community Association

TENTATIVE TRACT MAP NO. 30966, REVISED MAP NO. 1 - EA42587 - Applicant: Robert L. Pippin, Encore Homes, LLC - Engineer/Representative: Hayward Pardue - Fourth/Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5 to 8 D.U./A.c.) & Open Space: Open Space - Water (OS-W) - Location: Northerly of Interstate 10 and Avenue 40, westerly of Adams Street, southerly of Manorgate Road, and easterly of Somerest Avenue - 40 Gross Acres - Zone: Planned Residential (R-4) & Watercourse, Watershed, and Conservation Areas (W-1) - REQUEST: A revised Tentative Tract Map proposes to divide 40 acres into 202 residential lots (Schedule A) with lot sizes ranging from 4,100 square feet to 8,200 square feet with Planned Residential Development (PRD) for detached single-family units ranging in size from 1,857 square feet to 1,903 square feet up to 18 feet in height (single-story) along with 3,221 square foot community center building up to 18 feet in height and common lots such as detention basin and drainage channel. - APN's: 748-280-008 & 748-280-009. Related Cases: GPA00645, CZ06739, TR30966.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 16, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctima.org / MAILSTOP# 1070.

Public Hearing Path: DH: ☐ PC: ☒ BOS: ☐

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

September 16, 2013

Mr. Majeed Farshad
County of Riverside Transportation Department
38686 El Cerrito Road
Palm Desert, California 92211

RECEIVED
SEP 19 2013

RIVERSIDE COUNTY
Transportation Dept.



Subject: City of Indio Comments Regarding Traffic Conditions for TTM 30966 in the County of Riverside at the Northwest Corner of Adams Street and Avenue 40

Dear Mr. Farshad:

Over the last several months, members of the City of Indio Public Works Division Engineering staff have been working with the Rilington Group, the developers of TTM 30966 located in the County of Riverside at the northwest corner of Adams Street and Avenue 40. The City of Indio and the Rilington Group agree on the following two issues and the City of Indio requests the County's concurrence on these items:

- 1) Traffic Signal Financial Participation – Adams Street at Avenue 40 - The developer shall pay 25% of the actual total cost of the traffic signal installation on Adams Street at Avenue 40 to the City of Indio. The total cost shall include the design, contract administration, and construction observation plus the construction cost for this traffic signal.
- 2) Avenue 40 Classification/Width - During the update of the City of Indio Circulation Element in 2008, the portion of Avenue 40 between Varner Road and Adams Street was downgraded to a collector street while the portion of Avenue 40 east of Adams Street was downgraded to a secondary highway. The cross-section of our collector street roadways calls for 42' between curbs within 64' of right of way, and the cross section of our secondary highways calls for a 64' wide roadway within 86' of right of way. The centerline of Avenue 40 is planned to be continuous straight through the intersection of Adams Street, with the transition between the two cross-sections occurring at Adams Street.

Thank you in advance for your consideration of these two items. If you need any further clarification, please contact me at your convenience at (760) 541-4229.

Sincerely yours,

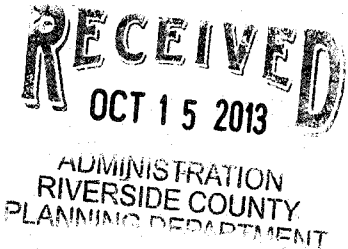
City of Indio

Tom Brohard
Tom Brohard
City Traffic Engineer

Cc: Juan Raya

October 11, 2013

Mr. Jay Olivas, Project Planner
Riverside County Planning Department - Riverside
P.O. Box 1409
Riverside, CA 92502-1409



RE: Tentative Tract Map No. 30966 – Bermuda Dunes Planned Residential Development


Dear Mr. Olivas:

This letter responds to your request for comments regarding the proposed project located north of 40th Avenue and west of Adams Street in Bermuda Dunes. SunLine Transit Agency (SunLine) staff has reviewed the revised tentative tract map and preliminary grading plan and offers the following comments.

SunLine currently does not provide direct transit service to the project site. The closest service to the area is provided along Washington Street and Country Club Drive, served by Line 70. However, future transit service may operate on Avenue 40. SunLine recommends that the developer construct sidewalks in all areas fronting the project to ensure that future residents or clients are able to readily access existing or future transit service in the neighborhood.

We appreciate this chance to review developments within the Bermuda Dunes Community of unincorporated Riverside County. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,


Anita M. Petke
Transit Planning Assistant

cc: Roger Snoble, Interim General Manager
Joseph Forgiarini, Director of Transit Planning



**SUN CITY
PALM DESERT**

Community Association

58140 Old World Blvd.
Palm Desert, CA 92271

August 19, 2013

Mr. Jay T. Olivas
Case Planner for TR30966R1
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 9251
jolivas@rctlma.org

Dear Mr. Olivas:

Our residents, staff and I have met several times in open communication with project management on TR30966R1 (the Encore Residential Project that is located directly adjacent to Sun City Palm Desert). Encore has been doing a good job of communicating with us on issues for the Sun City Community Association and appears to be a good neighbor. We are pleased with the following items that are part of their application.

- Encore is addressing boundary, fencing and drainage concerns.
- SCPDCA acknowledges that Encore has reduced the density.
- There is no objection to Encore's marketing to the 55+ community.
- We appreciate that Encore will be engaging our residents in thorough communications both before and after Planning approval, as well as during the grading and construction phases.

Sun City Palm Desert is not aware of any residents that have raised any objections to the project, nor does Sun City Palm Desert object to any portions of the project that have been shared and presented to us at this time.

Sincerely,

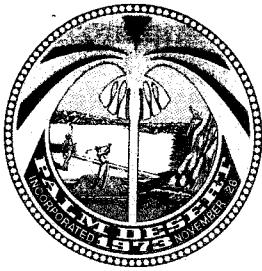


Steve Campbell, CCAM
General Manager

SC/ir

cc: Board of Directors
Corporate Council

ok



CITY OF PALM DESERT

73-510 FRED WARING DRIVE
PALM DESERT, CALIFORNIA 92260-2578
TEL: 760 346-0611
info@cityofpalmdesert.org

May 29, 2013

RECEIVED
JUN 03 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mr. Jay Olivas
Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92501

Dear Mr. Olivas:

Subject: Tentative Tract Map No. 30966, Revised Map No. 1 – EA42587

Thank you for providing the drawings for the subject project to me for review. I have taken the opportunity to share the drawings with the Building & Safety, Fire, and Public Works Departments for their review as well, and have consolidated all of our comments here. I also had the opportunity to discuss the project with Mr. Hayward Pardue and Mr. Bob Pippen when they came by my office last week to see if they could answer any questions for me.

I understand that the proposed project is not within the Palm Desert city limits. It is located in unincorporated Riverside County; however, is within the Palm Desert sphere of influence. Palm Desert is presently studying the fiscal impact of annexing this area, but technically has no authority to impose conditions of approval on the development. Therefore, our comments and suggestions are just that: suggestions. We have not reviewed the project as if it were required to meet Palm Desert's standards; however, rather as neighbors with whom we share an interest in having a successful development. In that vein, please consider the following:

- Almost all of the lots are oriented in a north south direction, with courtyards that will end up on either the west or east sides of the homes. West-facing windows and sliding glass doors tend to be problems in the desert, and are usually avoided, minimized, or protected by very deep eaves. If Plan 1 is constructed such that the courtyard is on the west side, it is likely to be very uncomfortable to occupy and a high energy user because of the glazing in the great room and the nook. The property line wall is far enough away so that it won't provide a real shading relief. The same problem exists to a lesser extent with Plan 3. I suggest that the eaves be deepened or that shading somehow be introduced in these two models.

- There is extensive use of Desert Museum Palo Verde trees along the project perimeter and common areas. After extensive use of this tree in landscaping in Palm Desert, we have determined that it does not do well in windy areas in particular. Since this project will be located in an area subject to high winds, you might want to use Palo Brea praecox, which is much hardier and not as brittle, or Circidium hybrid AZT instead.
- The six trees on the pool deck are not identified in the legend. They should be identified and reviewed to consider what impact they will have on pool maintenance in this windy area.
- Palm Desert contracts with the Riverside County Fire Department for Fire Marshal services and to the California Department of Forestry & Fire Protection for fire suppression services. The Fire Marshal's Office has provided a host of comments in a separate letter that is attached to this one. The comments have likely also been made by the County during their review of the project, but I'm attaching them to make certain that you have them.

If you have any questions concerning these comments, please call me at your convenience to discuss them. I can be reached at (760) 346-0611, Extension 481.

Sincerely,



LAURI AYLAIAN
DIRECTOR OF COMMUNITY DEVELOPMENT

Enclosure (as noted)



Palm Desert Fire Marshal Office

Riverside County Fire Department
73510 Fred Waring Drive, Palm Desert CA 92260
Office: 760-346-1870 ~ Fax: 760-779-1959



City of Palm Desert
Community Development

May 22, 2013

MAY 23 2013

To: Lauri Ayalaian

From: Jacqueline Garcia, Fire Systems Inspector

Re: Case No. TT 30966 NW Corner of 40th Avenue and Adams Street

This letter is in regard to the fire protection conditions concerning the above referenced case. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Palm Desert Municipal Code and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed:

Effective January 1st 2011 all one/two family dwellings and townhouses will require an automatic residential fire sprinkler system designed and installed in accordance with section HCD R313.3 and NFPA 13D.

For residential areas, approved standard fire hydrants, located at each intersection and spaced 500 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

For any buildings with public access, provide or show there exists a water system capable of delivering a fire flow 2000 gallons per minute for 2 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.

Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.

Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.

Blue dot retro-reflectors pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

Any turn-around requires a minimum 38-foot turning radius..

The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.

Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

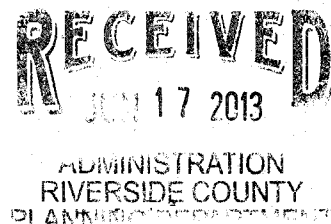
Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not exceed 30 pounds. Gates activated by a rapid system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with a power backup.

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

If there are any additional questions or information needed, please contact me at (760) 346-1870

June 11, 2013

Mr. Jay Olivas, Project Planner
Riverside County Planning Department - Riverside
P.O. Box 1409
Riverside, CA 92502-1409



RE: Tentative Tract Map No. 30966 – Bermuda Dunes Planned Residential Development

Dear Mr. Olivas:

This letter responds to your request for comments regarding the proposed project located North of Interstate 10 and Avenue 40, West of Adams Street, South of Manorgate Road and East of Somerest Avenue in Bermuda Dunes. SunLine Transit Agency (SunLine) staff has reviewed the proposed development plot plan and offers the following comments.

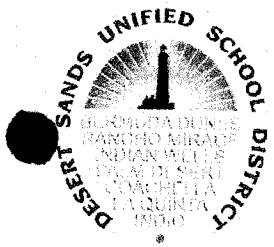
SunLine currently does not provide direct transit service to the project site. The closest service to the area is provided along Washington Street and Country Club Drive, served by Line 70. However, future transit service may operate on Avenue 40. SunLine recommends that the developer construct sidewalks in all areas fronting the project to ensure that future residents or clients are able to readily access existing or future transit service in the neighborhood.

We appreciate this chance to review developments within the Bermuda Dunes Community of unincorporated Riverside County. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,


Anita M. Petke
Transit Planning Assistant

cc: Roger Snoble, Interim General Manager
Joseph Forgiarini, Director of Transit Planning



Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8515 • FAX: (760) 771-8522

- Facilities Services -

September 26, 2013

County of Riverside
Jay Olivas, Project Planner
Riverside Planning Department
PO Box 1409
Riverside, CA 92502-1409

RECEIVED
SEP 30 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Request for Comments: Tract No. 30966R1 - EA42587 - Divide 40 acres into 202 residential lots located westerly of Adams and northerly of Avenue 40, Bermuda Dunes

Dear Mr. Olivas,

This is in response to your request for comments on the above referenced project and its effect on public schools.

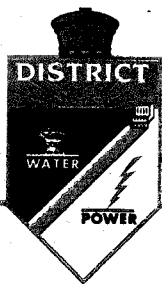
All actions toward residential development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state and federal budget cuts that have had a devastating impact on the financing of new schools.

As you are aware, there is a school mitigation fee that is currently collected on all new development prior to the time building permits are issued.

Please feel free to call me if you have further questions. Thank you.

Sincerely,

Patrick Cisneros, Director
Facilities Services



IMPERIAL IRRIGATION DISTRICT

81-600 AVENUE 58 • LA QUINTA, CA 92253 • www.iid.com

October 8, 2013

Jay Olivas
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
OCT 11 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Subject: Tentative Tract Map, Case No. TR30966R1

Dear Mr. Olivas:

Imperial Irrigation District (IID) will provide electric service for the above-mentioned residential development project.

The IID policy is to extend its electrical facilities to those developments that have obtained the approval of the City or County Planning Commission or such other governmental authority having jurisdiction over said developments. In addition, easements and rights-of-way for line extensions must be provided where required. Line extensions to serve this project will be made in accordance with IID Regulation No. 15 and Regulation No. 2.

IID will provide a cost for service for this project upon your request and payment of the engineering fee has been received.

Please furnish your plans to Carlos Puente, Project Manager. Mr. Puente's telephone number is (760)398-5837.

Sincerely,

Guillermo Barraza
Superintendent
Customer Operations and Planning

cc: Carlos Puente

Olivas, Jay

From:

Nancy Caneday <nancycaneday@mac.com>

To:

Wednesday, November 13, 2013 8:09 PM

Subject:

Olivas, Jay

Coachella Valley Fringe-Toed Lizard and Riverside County Subdivision Ordinance # 460

November 13, 2013

Dear Mr. Olivas;

Let me start by saying that I am a resident of Sun City, and have a home on Somerset Ave. The proposed development will have a negative impact on my wife and myself. However, I am also a retired physician, and former wildlife biologist with the Bureau of Commercial Fisheries. I have a deep interest and dedication to the preservation of the environment, and especially to the protection of endangered species. In October of 1980 the Army Corp of Engineers completed a study in the Coachella Valley of the Coachella Valley Fringe-Toed Lizard (Uma Inornata). There were 10 test sites throughout the valley, and 2 (sites 2 and 4) of them were just off Washington Blvd., east of I-10, about 2 to 3 miles from the proposed development. As a result of this study the U.S. Fish and Wildlife Service listed the Coachella Valley Fringe-Toed Lizard as threatened, under the Endangered Species Act, in 1980. It is also listed as an endangered species by the State of California. The Fish and Wildlife Service concluded that "the Coachella Valley Fringe-Toed Lizard is threatened by a continual loss of habitat from human development. The majority of the Lizards historic habitat has been eliminated or degraded because of the direct and indirect effects of development. Structures erected on the sand transport corridor areas and the introduction of non-native, invasive plant species, such as tamarisk, are stabilizing the once free moving sand deposits, preventing the continued replenishment of the "blowsand" which the lizard relies on for its long term survival."

I would like to know that the Environmental Impact Report, submitted on behalf of the Encore Homes development has addressed the impact on the Fringe-Toed Lizard, and that there will be no adverse effect on the lizard's habitat and population. If the EIR does not address the Fringe-Toed Lizard, I would respectfully request that a study be conducted, preferably by the USF&W Service, to determine if the project will have a negative impact on the Coachella Valley Fringe-Toed Lizard before the development is adopted by the Riverside County Planning Commission.

Thank you for your time in reading this letter.
Sincerely,

Robert H Caneday MD

Canedays

59760 Somerset Ave

Palm Desert, CA 92211

Bob: 626 353-1304

Nancy: 661 310-5032

OCT 12/13

Paul Zell
38180 Del Webb Blvd
Palm Desert, #34
CA 92211

Riverside County Planning Dep.
P.O. Box 1409
4080 Lemon Str. 12th floor
RIVERSIDE CA. 92502-1409

Re: Tentative Tract Map No. 30966
Revised Map No. 1.

I object to this project due to the loss
of privacy.

Thank you;

Paul Zell

Paul Zell

39319 Peach Blossom Cir
Palm Desert, Ca. 92211

RECEIVED
NOV 14 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input checked="" 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 | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR30966R1 DATE SUBMITTED: 4-2-2013

APPLICATION INFORMATION

Applicant's Name: Encore Homes LLC E-Mail: RLPIPPIN@ME.COM

Mailing Address: 73111 El Paseo, Suite 205
Palm Desert City CA State 92260 ZIP

Daytime Phone No: (760) 862-1111 Fax No: (760) 776-4197

Engineer/Representative's Name: Hayward Pardue E-Mail: HPardue@PBA.biz

Mailing Address: 79405 Highway 111, Suite 9-139
La Quinta City CA State 92253 ZIP

Daytime Phone No: (760) 250-0638 Fax No: ()

Property Owner's Name: Gibraltar US INC. E-Mail: RLPIPPIN@ME.COM

Mailing Address: 73111 El Paseo, Suite 205
Palm Desert City CA State 92260 ZIP

Daytime Phone No: (760) 862-1111 Fax No: (760) 776-4197

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

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-6277 • Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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 L. Pippin

PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Gibraltar US Inc.

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 748-280-008, 748-280-009
Section: 6 Township: 5 South Range: 7 East
Approximate Gross Acreage: 40 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Avenue 40, South of Espana Blvd., East of _____, West of Adams Street

Thomas Brothers map, edition year, page number, and coordinates: 38 edition, Pg. 819
G2, G3, H2, H3
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):

202 unit, schedule "A", single family development,
a clubhouse, detention basin and drainage
channel within a Planned Residential Development

Related cases filed in conjunction with this request:

none

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

Yes, provide Case No(s) TR30966, CZ06739 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38863 E.I.R. No. (if applicable): none

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: Archaeological Phase I study

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

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

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

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

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: 110,423 cu. yd.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 110,423 cu-yd

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4500 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 ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.ilma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☒ Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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 3-26-13

Owner/Representative (2) _____ Date _____

Encore Homes

October 25, 2013

Jay Olivas, County Planner
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92502

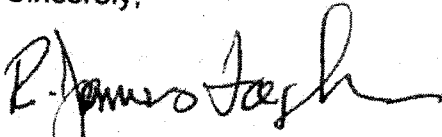
RE: TR30966R1

Dear Mr. Olivas:

This letter is to confirm that the above referenced tentative tract under review by Riverside County is a senior citizen Planned Residential Development (PRD) under the guidelines established by Riverside County Ordinance No. 348. The site is approximately 40 acres in size and is divided into two zoning categories: 32 acres under the R-4 designation and 8 acres under the W-1 designation. Encore Homes LLC is proposing that we build 202 detached senior single-family units on the 32 acre portion with the appropriate common lots for landscaping, recreation, community center with pool, drainage control and private internal streets that will allow no on-street parking as governed by the future CC&R's. A drainage channel will convey regional drainage from Sun City, north of the site, through the proposed development to discharge at Adams Street and south into the City of Indio.

Please let us know if additional information is required.

Sincerely,



R. James Fagelson, Planning Consultant
Fagelson Consulting
FagelsonConsult@aol.com
760-408-4561

Olivas, Jay

From: FagelsonConsult@aol.com
To: Thursday, November 21, 2013 9:42 PM
Cc: Olivas, Jay
Subject: mickie@rilingtongroup.com; leslie@rilingtongroup.com
Attachments: Concerns that will be raised at the Planning Commission
Street D.docx

Jay -

The development team for TR30966R1 has reviewed the Conditions of Approval and will be discussing the following three issues before the Planning Commission:

1. Condition 80.PLANNING.3 requires that an additional acoustical study be performed prior to final building plans. We feel that this requirement is unnecessary since an Acoustical Study dated June 18, 2013, was completed, reviewed and conditioned by Environmental Health on July 16, 2013. Furthermore, the requirements of the study were the same as those contained in the original tract (TR30966). Therefore it is unlikely that an additional study will show anything different than the last two studies have shown. We are, therefore, asking that condition 80.PLANNING.3 be deleted from the Conditions of Approval.
2. Condition 90.PLANNING.26 requires a three foot high knee wall be installed along the westerly boundary approximately 8 - 10 feet in width from the existing block wall. This condition is unnecessary for several reasons:
 - a. the typical backyard of the houses is only 10 feet and this requirement would eliminate the use of the backyard area;
 - b. the height differential between the lots in Sun City and the lots in our tract range from zero feet to four feet difference, therefore it would be inappropriate for this configuration along the entire western boundary of our site; and
 - c. normal grading requires that we maintain a level grade for one or two feet from an existing wall and then a slope of 2:1 down or up to the finish grade of the site.We are asking that we be allowed to follow standard grading requirements is dealing with any grade separation between Sun City and our development.
3. The Riverside County Fire Code requires that a cul-de-sac be constructed on any dead end street more than 300 feet long in length. Street "D" running along the southern boundary of the Community Center and ending at the detention pond is only 240-250 feet in length and therefore does not require a cul-de-sac at its terminus. We request that we be allowed to revert back to our original design that shows a street ending in a driveway to the last model home. If a full cul-de-sac were required, it would adversely affect the current detention basin which has been approved by the Transportation Department and would also reduce the land area for the Community Center. It would also eliminate landscaping and increase the asphalt area which would also increase the amount of runoff. None of these impacts would happen if we comply with the current Riverside County Fire Code. We are, therefore, requesting that the original design be reinstated and approved. See attached.

Jim Fagelson
Fagelson Consulting

Encore Homes

November 27, 2013


Majeed Farshad, Transportation Engineer
Department of Transportation
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Jay Olivas, Senior Planner
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Dear Sirs:

This letter confirms that Encore Homes, LLC fully intends to adhere to County Ordinance 460 – Subdivision Regulations and Ordinance 461 – Road Improvement Standards and Specifications. It has been brought to our attention that the site plan dated October 2, 2013, which was approved by the Riverside County Department of Transportation, requires that a cul-de-sac meeting the standards of Ordinance 461, be added to the private street located in the southeast corner of the development between the Community Center and the model homes. It is and always has been the intension of Encore Homes to adhere to all County ordinances as they may affect the development of TR30966R1. The final design, whether a full cul-de-sac (standard No. 800) or an Offset cul-de-sac (standard No. 800 (A)) will be constructed to meet the requirements of Ordinance 461.

Sincerely,


Mickie Riley, President
The Rilington Group

11/27/13

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2013.

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

APN (s) or case numbers TR30966R1 For

Company or Individual's Name 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: Vinnie Nguyen

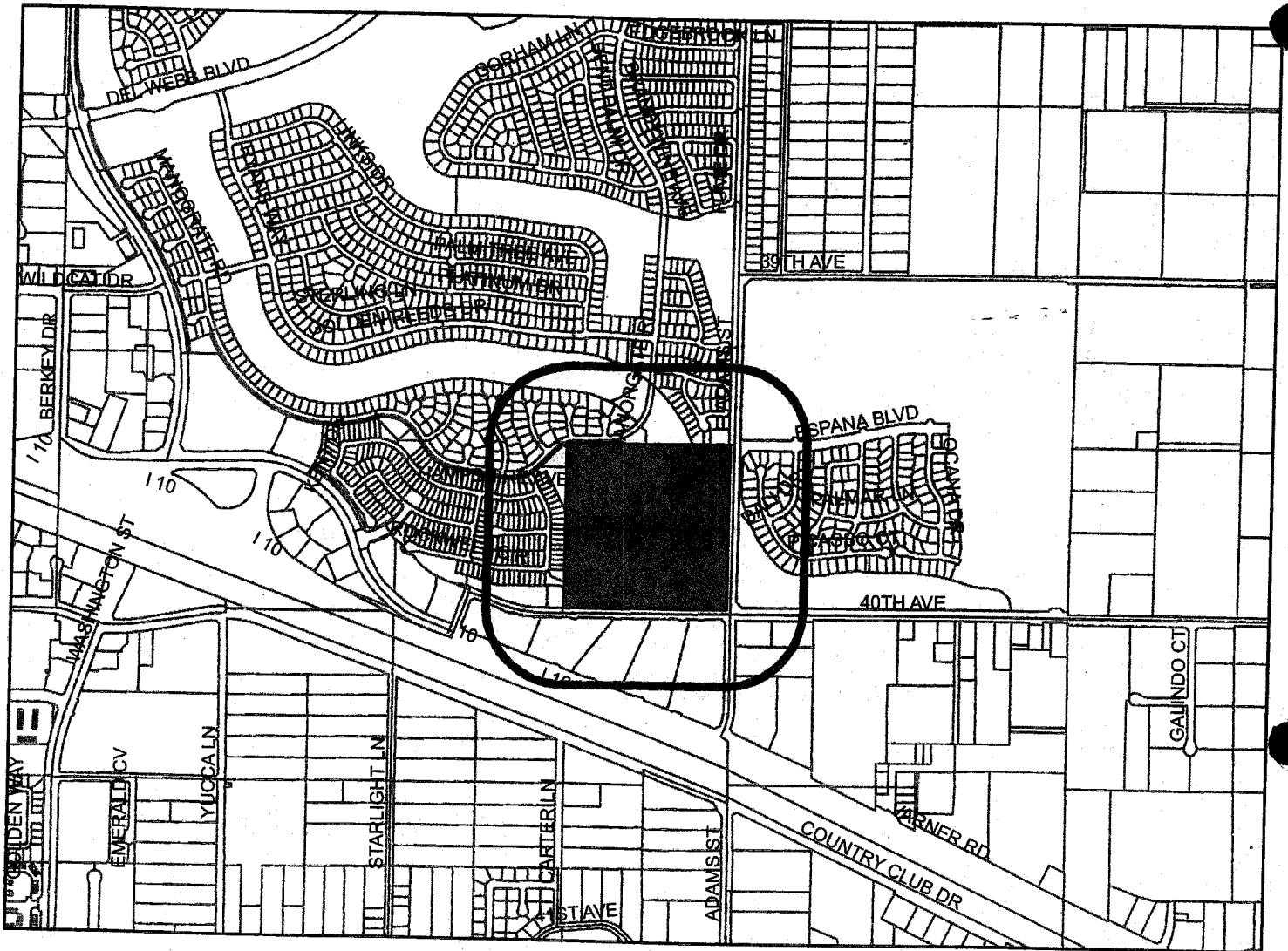
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

TR30966R1 (600 feet buffer)



Selected Parcels

748-410-002 748-410-052 691-670-020 748-410-018 748-410-080 607-031-033 748-410-056 748-270-061 748-410-076 748-410-024
 748-410-079 748-270-050 748-260-064 748-420-068 748-410-075 748-270-058 748-270-073 691-670-017 748-260-048 748-410-023
 748-410-041 748-410-007 748-270-039 748-410-081 748-410-032 748-270-070 748-410-026 691-670-018 748-410-040 691-670-003
 607-031-031 748-260-060 748-410-096 691-670-016 691-670-037 748-270-052 691-670-012 748-270-074 748-240-025 748-410-051
 748-260-068 748-410-021 748-270-053 748-260-020 748-260-070 748-410-064 748-410-061 748-410-082 748-260-054 748-270-072
 748-270-049 748-260-056 748-410-083 691-670-076 748-410-048 607-031-035 607-230-042 748-410-085 748-270-065 748-410-017
 748-410-006 748-260-049 748-410-037 748-410-047 748-410-078 748-260-069 748-260-024 691-670-041 748-280-008 748-280-

First 120 parcels shown



1,300 650 0 1,300 Feet

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.

ASMT: 607031031, APN: 607031031
CUMMINGS MILLER PROP
78650 VARNER RD
INDIO CA 92203

ASMT: 607230042, APN: 607230042
FIESTA FORD INC
69200 HIGHWAY 111
CATHEDRAL CY CA 92234

ASMT: 607031032, APN: 607031032
KEYS HOLDINGS
C/O INDIO PONTIAC GMC BUICK
78960 VARNER RD
INDIO CA 92201

ASMT: 691670001, APN: 691670001
JESSICA VELA
39577 S DALI DR
INDIO, CA. 92203

ASMT: 607031033, APN: 607031033
FARIDEH MOZORAS, ETAL
78970 VARNER RD
INDIO CA 92203

ASMT: 691670002, APN: 691670002
MANSUKHBHAI GHELANI, ETAL
39613 S DALI DR
INDIO, CA. 92203

ASMT: 607031034, APN: 607031034
MILLER CUMMINGS PROP
78980 VARNER RD
INDIO CA 92201

ASMT: 691670003, APN: 691670003
CHRISTOPHER JAEGER
39637 S DALI DR
INDIO, CA. 92203

ASMT: 607230036, APN: 607230036
PETER LIVRERI
41555 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 691670004, APN: 691670004
KALPANABEN PATEL, ETAL
39671 S DALI DR
INDIO, CA. 92203

ASMT: 607230038, APN: 607230038
PAUL PAVAO
41695 YUCCA LN
BERMUDA DUNES CA 92203

ASMT: 691670006, APN: 691670006
TOSHIYUKI KOYANAGI
39670 PICASSO CT
INDIO CA 92203

ASMT: 607230040, APN: 607230040
NANCY PAVAO, ETAL
P O BOX 3016
INDIO CA 92202

ASMT: 691670007, APN: 691670007
EDNA SCHUMANN, ETAL
39640 PICASSO CT
INDIO, CA. 92201



ASMT: 691670008, APN: 691670008
SUJEY SANCHEZ, ETAL
39614 PICASSO CT
INDIO, CA. 92201

ASMT: 691670021, APN: 691670021
TIFFANY MAJEK, ETAL
39743 PICASSO CT
INDIO, CA. 92203

ASMT: 691670009, APN: 691670009
ALMA CASTRO, ETAL
39588 PICASSO CT
INDIO, CA. 92201

ASMT: 691670033, APN: 691670033
YOLANDA REV TRUST, ETAL
C/O ARTURO P HERRERA
40823 MAY LUNDY ST
INDIO CA 92203

ASMT: 691670012, APN: 691670012
SUSAN KOPSHO, ETAL
39561 PICASSO CT
INDIO, CA. 92201

ASMT: 691670034, APN: 691670034
MARY RECOTTA, ETAL
39556 S DALI DR
INDIO, CA. 92203

ASMT: 691670016, APN: 691670016
DANIEL MARTINEZ
39637 PICASSO CT
INDIO CA 92203

ASMT: 691670035, APN: 691670035
LIISA MENDOZA, ETAL
39586 S DALI DR
INDIO, CA. 92203

ASMT: 691670017, APN: 691670017
EVELYN WILLIAMS, ETAL
39659 PICASSO CT
INDIO CA 92203

ASMT: 691670036, APN: 691670036
JENNIFER CAPIRAL, ETAL
39616 S DALI DR
INDIO, CA. 92203

ASMT: 691670018, APN: 691670018
CHRISTIAN MATADAMA
39685 PICASSO CT
INDIO, CA. 92201

ASMT: 691670037, APN: 691670037
CHARINA SLAUGHTER, ETAL
39640 S DALI CT
INDIO, CA. 92203

ASMT: 691670020, APN: 691670020
ADRIAN ABARCA
39725 PICASSO CT
INDIO, CA. 92203

ASMT: 691670038, APN: 691670038
KAREN BURDICK
39662 S DALI DR
INDIO, CA. 92203

ASMT: 691670039, APN: 691670039
AMANDA YEAGER, ETAL
39684 S DALI DR
INDIO, CA. 92203

ASMT: 691670040, APN: 691670040
WENDY HUNTER, ETAL
39700 S DALI DR
INDIO, CA. 92203

ASMT: 691670041, APN: 691670041
PATRICIA LEUTHOLD, ETAL
39740 PICASSO CT
INDIO, CA. 92203

ASMT: 691670048, APN: 691670048
GID ESPANA
C/O GLOBAL INV & DEV
3470 WILSHIRE BL STE 1020
LOS ANGELES CA 90010

ASMT: 691670076, APN: 691670076
ESPANA COMMUNITY ASSN
9467 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

ASMT: 691670078, APN: 691670078
PATRICIA SALAZAR, ETAL
39571 PICASSO CT
INDIO CA 92203

ASMT: 691670079, APN: 691670079
KENNETH TUCKER
194 ASPENWOOD DR
PORT MOODY
BC CANADA V3H5A7

ASMT: 691670080, APN: 691670080
LISA FISHER
C/O SHANGRILA HOTELS
245 5TH AVE NO 903
NEW YORK NY 10016

ASMT: 748240024, APN: 748240024
SUSAN BLU
78881 GOLDEN REEDS DR
PALM DESERT, CA. 92211

ASMT: 748240025, APN: 748240025
DEL WEBB CALIF CORP
DEL WEBB CALIF CORP
40048 CORTE REFUGIO
INDIO CA 92203

ASMT: 748240029, APN: 748240029
MILENE M TRUST, ETAL
39255 MANORGATE RD
PALM DESERT, CA. 92211

ASMT: 748240030, APN: 748240030
SUN CITY PALM SPRINGS COMMUNITY ASSN
C/O DEL WEBB CORP
39755 BERKEY
BERMUDA DUNES CA 92201

ASMT: 748260012, APN: 748260012
LINDA GARTON, ETAL
78986 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260013, APN: 748260013
JAMES WEEKS, ETAL
78978 NECTARINE DR
PALM DESERT, CA. 92211



ASMT: 748260014, APN: 748260014
LESLIE LISING, ETAL
15241 PEACH ST
CHINO HILLS CA 91709

ASMT: 748260015, APN: 748260015
SUSAN BURD, ETAL
78962 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260016, APN: 748260016
SOCORRO GMYREK, ETAL
78954 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260017, APN: 748260017
LORETTA SEPANIK, ETAL
78946 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260018, APN: 748260018
DOLORES SIROTTA, ETAL
78938 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260019, APN: 748260019
EDNA SHARKEY, ETAL
78930 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260020, APN: 748260020
RAE BELL, ETAL
78922 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260021, APN: 748260021
MIRIAM KADOCH, ETAL
80238 CAMINO SAN MATEO
INDIO CA 92203

ASMT: 748260022, APN: 748260022
SUSAN VEE
39349 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260023, APN: 748260023
SAMUEL ROMANO, ETAL
559 HIDDEN RIDGE CT
ENCINITAS CA 92024

ASMT: 748260024, APN: 748260024
DIANA VOLPINI ALLEN, ETAL
39325 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260025, APN: 748260025
STEPHEN ZWIZINSKI
1040 PINEHURST DR
PEACHTREE CY GA 30269

ASMT: 748260026, APN: 748260026
ROBERT SORENSEN
39301 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260027, APN: 748260027
JUNE KRAVITZ, ETAL
39289 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260028, APN: 748260028
RUTH LARNER, ETAL
39292 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260029, APN: 748260029
YVONNE ROACH, ETAL
12250 S CRENSHAW BLV
HAWTHORNE CA 90250

ASMT: 748260030, APN: 748260030
CLAIRE JACOBS, ETAL
39316 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260031, APN: 748260031
MARY SAWYER
39328 GINGHAM CT
PALM DESERT, CA. 92211

ASMT: 748260032, APN: 748260032
ALIZA HUTCHINSON, ETAL
202 7660 MINORU BLV
RICHMOND BC CANADA V6Y1Z5

ASMT: 748260033, APN: 748260033
HARRIET RODMAN, ETAL
39339 GLENEAGLES CIR
PALM DESERT, CA. 92211

ASMT: 748260034, APN: 748260034
SHERRY FINNEGAN, ETAL
27 LONE HOLLOW DR
ANDY UT 84092

ASMT: 748260035, APN: 748260035
RUTH MOIR, ETAL
39315 GLENEAGLES CIR
PALM DESERT, CA. 92211

ASMT: 748260036, APN: 748260036
BETTE KOCHSIEK, ETAL
39303 GLENEAGLES CIR
PALM DESERT, CA. 92211

ASMT: 748260037, APN: 748260037
MICHAEL LYON
1155 S GRAND AVE NO 409
LOS ANGELES CA 90015

ASMT: 748260038, APN: 748260038
HANNELORE VODOZ, ETAL
39330 GLENEAGLES CIR
PALM DESERT, CA. 92211

ASMT: 748260039, APN: 748260039
SANDRA SERLING, ETAL
15034 WORDEN RD
HOLLY MI 48442

ASMT: 748260040, APN: 748260040
BEVERLY REINHART, ETAL
39315 MANORGATE RD
PALM DESERT CA 92211

ASMT: 748260043, APN: 748260043
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BL
PALM DESERT CA 92211



ASMT: 748260046, APN: 748260046
ARDATH KENNER, ETAL
1800 SW 152ND ST
BURIEN WA 98166

ASMT: 748260053, APN: 748260053
VIOLET DOBBINS
39363 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748260047, APN: 748260047
JACOB KALMAN
78919 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260054, APN: 748260054
JANE BERKE, ETAL
39385 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748260048, APN: 748260048
CAROL KRAMER
78927 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260055, APN: 748260055
REGENIA ANNIS, ETAL
959 NIXON AVE
RENO NV 89509

ASMT: 748260049, APN: 748260049
GAIL RYAN
78935 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260056, APN: 748260056
ELLEN KAUTHEN
39429 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748260050, APN: 748260050
CAROL HANSEN, ETAL
14580 LABRADOR AVE
FONTANA CA 92336

ASMT: 748260057, APN: 748260057
NANCY NEAL, ETAL
C/O NANCY E NEAL
39451 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748260051, APN: 748260051
PAUL ZELL
PMB 34
38180 DEL WEBB BLVD
PALM DESERT CA 92211

ASMT: 748260058, APN: 748260058
ANGELA LALIME, ETAL
39473 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748260052, APN: 748260052
HANS PETER AFFOLTER
39341 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748260059, APN: 748260059
MARVIN DANIELS
39495 PEACH BLOSSOM CIR
PALM DESERT, CA. 92211



ASMT: 748260061, APN: 748260061
GLADYS SMITH, ETAL
78981 APRICOT LN
PALM DESERT, CA. 92211

ASMT: 748260062, APN: 748260062
JACQUELINE NICHOLSKY, ETAL
78989 APRICOT LN
PALM DESERT, CA. 92211

ASMT: 748260064, APN: 748260064
BETTY HUTCHISON
78968 APRICOT LN
PALM DESERT, CA. 92211

ASMT: 748260065, APN: 748260065
CAROLE HERSHORIN, ETAL
41 CONSHOHOCKEN ST APT 206
BALA CYNWYD PA 19004

ASMT: 748260066, APN: 748260066
NORA WHITAKER, ETAL
78984 APRICOT LN
PALM DESERT, CA. 92211

ASMT: 748260067, APN: 748260067
LU MAYER, ETAL
78992 APRICOT LN
PALM DESERT, CA. 92211

ASMT: 748260068, APN: 748260068
DOLORES DRZEWINSKI
78991 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260069, APN: 748260069
MICHELLE ARDITO, ETAL
78983 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260070, APN: 748260070
JO EVANS, ETAL
78975 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260071, APN: 748260071
MICHAEL SEEDS, ETAL
78967 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748260072, APN: 748260072
WILLOUGHBY BELCHER
78959 NECTARINE DR
PALM DESERT, CA. 92211

ASMT: 748270036, APN: 748270036
SHERRY LERNER, ETAL
21700 OXNARD ST NO 2050
WOODLAND HILLS CA 91367

ASMT: 748270037, APN: 748270037
ALICIA BEDFORD, ETAL
39369 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270038, APN: 748270038
NORMA WECHSLER
39357 MIRAGE CIR
PALM DESERT, CA. 92211



ASMT: 748270039, APN: 748270039
CERY PERLE
72757 FRED WARING
PALM DESERT CA 92260

ASMT: 748270053, APN: 748270053
ELSA CALEY, ETAL
39336 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270040, APN: 748270040
NOVA CULLEN, ETAL
39333 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270054, APN: 748270054
CHARLES OVERTON, ETAL
39348 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270048, APN: 748270048
JERRY LUCCHI, ETAL
8 CLOVER HILL CT
SAN RAFAEL CA 94903

ASMT: 748270055, APN: 748270055
PATRICIA MCCRARY, ETAL
731 W HIGHLAND AVE
REDLANDS CA 92373

ASMT: 748270049, APN: 748270049
WILLIAM AULT, ETAL
C/O WILLIAM ROBERT AULT
9841 PEACOCK CIR
FOUNTAIN VALLEY CA 92708

ASMT: 748270056, APN: 748270056
JOAN GROSSMAN, ETAL
39372 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270050, APN: 748270050
BERNADETTE STAHL
39300 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270057, APN: 748270057
PATRICIA HOOGERVORST, ETAL
80786 AVENIDA SAN IGNACIO
INDIO CA 92203

ASMT: 748270051, APN: 748270051
SANDRA WADDELL, ETAL
39312 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270058, APN: 748270058
NAIDA JOURDEN, ETAL
39371 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270052, APN: 748270052
SHIRLEY ALLAN, ETAL
39324 MIRAGE CIR
PALM DESERT, CA. 92211

ASMT: 748270059, APN: 748270059
VIRGINIA GREENE, ETAL
316 QUINN HILL AVE
LOS ALTOS CA 94024

ASMT: 748270060, APN: 748270060
OFELIA LAMBROSE
8161 N WICKHAM
LA PALMA CA 90623

ASMT: 748270067, APN: 748270067
PATRICIA SHEPHARD
39278 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270061, APN: 748270061
ANTHONY ALBERT
18241 MONTANA CIR
VILLA PARK CA 92861

ASMT: 748270068, APN: 748270068
JO ANN BASIN, ETAL
39290 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270062, APN: 748270062
MARGOT SHERMAN
39323 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270069, APN: 748270069
JACK KING
38180 DEL WEBB BLV NO 15
PALM DESERT CA 92211

ASMT: 748270063, APN: 748270063
WILMA GRAHAM, ETAL
39311 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270070, APN: 748270070
BERNADINE LAPPLE, ETAL
39314 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270064, APN: 748270064
HARVEY SILBERMAN
1107 FAIR OAKS AVE NO 421
SOUTH PASADENA CA 91030

ASMT: 748270071, APN: 748270071
MARYLYN CHASE, ETAL
39338 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270065, APN: 748270065
H CALLEY, ETAL
39287 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270072, APN: 748270072
BARBARA POND, ETAL
39362 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270066, APN: 748270066
VALERIE BATTLE, ETAL
39275 BLOSSOM CIR
PALM DESERT, CA. 92211

ASMT: 748270074, APN: 748270074
DEL WEBB CALIF CORP
DEL WEBB CALIF CORP
80758 CORTE SANTA CARMELA
INDIO CA 92203

ASMT: 748280009, APN: 748280009
GIBRALT INC
C/O ROBERT PIPPIN
73111 EL PASEO DR NO 205
PALM DESERT CA 92260

ASMT: 748410007, APN: 748410007
CATHY HUBER
39800 DORSET DR
PALM DESERT, CA. 92211

ASMT: 748390022, APN: 748390022
SUN CITY PALM SPRINGS COMMUNITY ASSN
C/O THOMAS LUCAS
2231 E CAMELBACK RD
PHOENIX AZ 85016

ASMT: 748410008, APN: 748410008
JANE MYRDA
39814 DORSET DR
PALM DESERT, CA. 92211

ASMT: 748410001, APN: 748410001
CONNIE MOUSER, ETAL
315 W 7TH ST
LA CENTER WA 98629

ASMT: 748410009, APN: 748410009
VIRGINIA STACK, ETAL
39828 DORSET DR
PALM DESERT, CA. 92211

ASMT: 748410002, APN: 748410002
SHARLENE BREENE, ETAL
6513 E SMOKETREE AVE
OAK PARK CA 91377

ASMT: 748410016, APN: 748410016
BONNY BENNETT, ETAL
1864 LOCKYER RD
ROBERTS CREEK BC
CANADA V0N 2W1

ASMT: 748410004, APN: 748410004
GLORIA POWERS, ETAL
1512 S MICA PARK DR
SPOKANE VALLEY WA 99206

ASMT: 748410017, APN: 748410017
THALIA OWINGS, ETAL
78645 ROCKWELL CIR
PALM DESERT CA 92211

ASMT: 748410005, APN: 748410005
JANET SHEFFIELD
25301 VISTA HERMOSA
LAKE FOREST CA 92630

ASMT: 748410018, APN: 748410018
AMY STUART
78653 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410006, APN: 748410006
FRITZ FAMILY REALTY
C/O GEORGE M FRITZ
218 S 57TH AVE
YAKIMA WA 98908

ASMT: 748410019, APN: 748410019
SHARON MCGREGOR, ETAL
78661 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410020, APN: 748410020
ROGER GOLD, ETAL
78669 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410021, APN: 748410021
DOMINIC BIANCO
78677 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410022, APN: 748410022
ROSEBORO JAMES A TRUST
P O BOX 10444
MARINA DEL REY CA 90295

ASMT: 748410023, APN: 748410023
CAROL MASSI
78693 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410024, APN: 748410024
CATHERINE GREEN, ETAL
21053 SE 261ST ST
MAPLE VALLEY WA 98038

ASMT: 748410025, APN: 748410025
JAMES STEVENS
78709 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410026, APN: 748410026
JOAN WERNER, ETAL
ADRIA CIR
PALM DESERT CA 92211

ASMT: 748410027, APN: 748410027
RITA ANDRENS
78725 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410028, APN: 748410028
EDWINA WALLACE, ETAL
78733 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410029, APN: 748410029
SERGE KAJIRIAN
5140 MARMOL DR
WOODLAND HILLS CA 91364

ASMT: 748410030, APN: 748410030
WENDY POSEY, ETAL
39872 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410031, APN: 748410031
MARILYN MORK
39858 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410032, APN: 748410032
CHARLES HELLMAN
39844 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410033, APN: 748410033
GLORIA MARQUES
8926 NEVEDA ST
ROSEMEAD CA 91770

ASMT: 748410034, APN: 748410034
KEVIN KENT
601 UNION ST NO 2500
SEATTLE WA 98101

ASMT: 748410041, APN: 748410041
CLIFTON MILLER, ETAL
39718 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410035, APN: 748410035
JULIAN BESEL
415 SAN PALO PL
PASADENA CA 91107

ASMT: 748410043, APN: 748410043
MELVYN COVETTA
15092 TOURAINE WAY
IRVINE CA 92604

ASMT: 748410036, APN: 748410036
JANET MCINTIRE, ETAL
39788 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410044, APN: 748410044
KEUM KYUNG, ETAL
719 AMHERST DR
BURBANK CA 91504

ASMT: 748410037, APN: 748410037
GARY GIRARD
39774 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410045, APN: 748410045
JANET PEETS
C/O WILLIAM LAWRENCE PEETS
445 GOLDEN PRADOS DR
DIAMOND BAR CA 91765

ASMT: 748410038, APN: 748410038
NANCY CANEDAY, ETAL
39760 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410046, APN: 748410046
MICHAEL OCONNOR
39648 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410039, APN: 748410039
JODY RESNICK, ETAL
22144 CLARENDON ST 260
WOODLAND HILLS CA 91367

ASMT: 748410047, APN: 748410047
GARY ROLLINSON
3352 GOODWAY CT
SOQUEL CA 95073

ASMT: 748410040, APN: 748410040
CHRISTINA CAMPBELL
39732 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410048, APN: 748410048
IRENE KARIMI, ETAL
39620 SOMERSET AVE
PALM DESERT, CA. 92211

ASMT: 748410049, APN: 748410049
CAROLYN FOLKMAN, ETAL
10040 KENSWOOD DR
CHILLIWACK BC
CANADA V2P7N4

ASMT: 748410050, APN: 748410050
PAULINE BROSKA
78702 HAMPSHIRE AVE
PALM DESERT, CA. 92211

ASMT: 748410051, APN: 748410051
SHARON CARLSON, ETAL
9765 BIRD CT
FOUNTAIN VALLEY CA 92708

ASMT: 748410052, APN: 748410052
SHARLENE BREENE, ETAL
C/O SHARLENE BREENE
6513 E SMOKE TREE
OAKPARK CA 91377

ASMT: 748410053, APN: 748410053
LISA MENDEZ
964 DE SOTO LN
FOSTER CITY CA 94404

ASMT: 748410054, APN: 748410054
NANCY DELSANTO, ETAL
1830 CARLISLE DR
SAN MARINO CA 91108

ASMT: 748410055, APN: 748410055
MARION OSTROW, ETAL
514 EDRIS DR
LOS ANGELES CA 90035

ASMT: 748410056, APN: 748410056
ANNETTE FOUCHEY
58399 EL DORADO
YUCCA VALLEY CA 92284

ASMT: 748410057, APN: 748410057
IRENE BRINTZ
78689 HAMPSHIRE AVE
PALM DESERT, CA. 92211

ASMT: 748410058, APN: 748410058
GUSTAVO FONTES
78697 HAMPSHIRE AVE
PALM DESERT, CA. 92211

ASMT: 748410059, APN: 748410059
JOAN EXNER, ETAL
228 DONNELLYS RD
NAKUSP BC CANADA V0G1R1

ASMT: 748410060, APN: 748410060
JOYCE BOULTWOOD, ETAL
733 27TH ST
SAN FRANCISCO CA 94131

ASMT: 748410061, APN: 748410061
DONNA LYNCH
78721 HAMPSHIRE AVE
PALM DESERT, CA. 92211

ASMT: 748410062, APN: 748410062
LAURALEE OCONNOR
78720 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410063, APN: 748410063
PAULINE GORMAN
78712 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410070, APN: 748410070
PATRICIA WARREN, ETAL
78656 POSTBRIDGE CIR
PALM DESERT CA 92211

ASMT: 748410064, APN: 748410064
YVONNE FORD, ETAL
P O BOX 123
RANCHO MIRAGE CA 92270

ASMT: 748410071, APN: 748410071
MARILYN ERICKSON
78648 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410065, APN: 748410065
VIRGINIA PUDERBAUGH
20531 VIA EL TAJO
YORBA LINDA CA 92887

ASMT: 748410072, APN: 748410072
ANNE MARCHAND, ETAL
5 PRESTON WAY
ACTON MA 1720

ASMT: 748410066, APN: 748410066
CHARON MCFADDEN, ETAL
P O BOX 452
WEST LINN OR 97068

ASMT: 748410073, APN: 748410073
JOYCE MEINARDUS
78651 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410067, APN: 748410067
MARILYN JEFFERY, ETAL
213 DISCOVERY RIDGE WY SW
CALGARY AB CANADA T3H5G2

ASMT: 748410074, APN: 748410074
JODY RESNICK, ETAL
C/O JACOB E BURG
78659 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410068, APN: 748410068
MARTHA CAYTON
14166 RESERVATION RD
SALINAS CA 93908

ASMT: 748410075, APN: 748410075
BRADLEY WILDE
2750 SIERRA SUNRISE 209
CHICO CA 95928

ASMT: 748410069, APN: 748410069
LJUBICA BLAGDAN
78664 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410076, APN: 748410076
DORA COHN, ETAL
421 CONIL WAY
PORTOLA VALLEY CA 94028

ASMT: 748410077, APN: 748410077
MARY TREEN
78361 DESERT WILLOW DR
PALM DESERT CA 92211

ASMT: 748410085, APN: 748410085
FRANCES CARPENTER
78706 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410078, APN: 748410078
NORMA COSTA, ETAL
420 N 12TH ST
MONTEBELLO CA 90640

ASMT: 748410086, APN: 748410086
JOANNE MASSARO
78698 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410080, APN: 748410080
DORA NARESHNI, ETAL
2353 AMBER OAK LN
ESCONDIDO CA 92027

ASMT: 748410087, APN: 748410087
SYDNEY MAY
885 S COUNTRY GLEN WAY
ANAHEIM CA 92808

ASMT: 748410081, APN: 748410081
CHARLENE TUTHILL
78715 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410088, APN: 748410088
KAREN FISHER, ETAL
1071 COVENTRY DR NE
CALGARY AB CANADA T3K4R8

ASMT: 748410082, APN: 748410082
MALCOLM MACFARLANE, ETAL
78723 POSTBRIDGE CIR
PALM DESERT, CA. 92211

ASMT: 748410089, APN: 748410089
DIANA OROZCO, ETAL
4046 REVELLO PL
MOORPARK CA 92021

ASMT: 748410083, APN: 748410083
ERNEST MANSON
78722 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410090, APN: 748410090
VICTORIA SAMUELS, ETAL
89 SKYMARK DR STE 313
TORONTO ON CANADA M2H3S6

ASMT: 748410084, APN: 748410084
PATTI CALHOUN, ETAL
P O BOX 2653
PTOS CA 95001

ASMT: 748410091, APN: 748410091
SANDRA SHAFER WESTCOTT, ETAL
78658 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410092, APN: 748410092
MARGARET DEIGNAN
78650 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410093, APN: 748410093
MARY RAYMOND, ETAL
78634 ROCKWELL CIR
PALM DESERT, CA. 92211

ASMT: 748410096, APN: 748410096
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 748420068, APN: 748420068
BETTY SMITH
78646 HAMPSHIRE AVE
PALM DESERT, CA. 92211

ASMT: 748420069, APN: 748420069
LILA SLANOVEC
10470 E HILLS CT
SAN JOSE CA 95127

ASMT: 748420070, APN: 748420070
OMAR GHULAM
1354 LOS ROBLES DR
PALM SPRINGS CA 92262

ASMT: 748420078, APN: 748420078
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BLV
PALM DESERT CA 92211

Owner/Applicant:
Encore Homes, LLC
73111 El Paseo Drive Ste. 205
Palm Desert, CA 92260

Engineer:
Hayward Pardue
79405 Highway 111 Ste. 9-139
La Quinta, CA 92253

City of Palm Desert
Planning Director
73-510 Fred Waring Drive
Palm Desert, CA 92260

City of Indio
Public Works Director
100 Civic Center Drive
Indio, CA 92201

Coachealla Valley Water District
POB 1058
Coachella, CA 92236

Sun City Del Webb HOA
38180 Del Webb Blvd.
Palm Desert, CA 92211

TR30966R1 EXTRA LABELS

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD