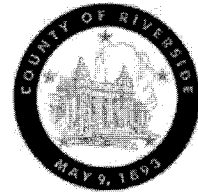


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
18.2  
(ID # 6766)

**MEETING DATE:**

Tuesday, May 1, 2018

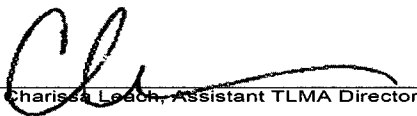
**FROM :** TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on General Plan Amendment No. 1135, Specific Plan No. 386, Change of Zone No. 7850, Tentative Parcel Map No. 37191 (FAST TRACK NO. 2014-01) - Intent to adopt a Mitigated Negative Declaration - Applicant: Thousand Palms 278, LLC- Representative: The Altum Group – Fourth Supervisorial District – Thousand Palms Zoning Area- Western Coachella Valley Area Plan – Zoning: One Family Dwelling (R-1) and General Residential (R-3) – Location: Southerly of Ramon Road and easterly of Monterey Avenue - 119.11 acres - REQUEST: SPECIFIC PLAN NO. 386 proposes a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one and two-story single-family residences with four architectural styles. GENERAL PLAN AMENDMENT NO. 1135 proposes to change the project site's land use designations from Community Development: Medium Density Residential (MDR) to those as reflected in the Specific Plan land use plan. CHANGE OF ZONE NO. 7850 proposes to change the zoning classification of the subject site from a mix of General Residential (R-3-6000) and One-Family Dwellings (R-1), to Specific Plan (SP). TENTATIVE PARCEL MAP NO. 37191 proposes a Schedule "I" subdivision to create four (4) residential parcels. The parcels will be a minimum of 21 gross acres. APNs: 693-230-001; 693-160-002; and 693-180-001. [Applicant fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:

Continued on page

**ACTION:**

  
Charissa Leach, Assistant TLMA Director

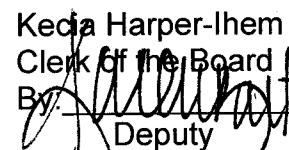
4/24/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Perez and Ashley  
Nays: None  
Absent: Washington  
Date: May 1, 2018  
xc: Planning

Kedra Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42661**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1135** amending the Land Use designation for the subject property from Medium Density Residential (MDR) to the land uses reflected within the Specific Plan No. 386 land use plan; in accordance with Exhibit 6, and based on the findings and conclusions incorporated in the staff report and pending adoption of the General Plan Amendment Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE SPECIFIC PLAN NO. 386**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report, and pending adoption of the Specific Plan resolution by the Board of Supervisors;
4. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7850** amending the zoning classification for the subject property from General Residential (R-3-6000) and One-Family Dwellings (R-1), to Specific Plan (SP), in accordance with Exhibit 4, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Specific Plan zoning ordinance by the Board of Supervisors; and
5. **APPROVE TENTATIVEL PARCEL MAP NO. 37191**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report; and pending final adoption of the resolutions for General Plan Amendment No. 1135 and Specific Plan No. 386, and the zoning ordinance for Specific Plan No. 386.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant fees 100%</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**FAST TRACK NO. 2014-01** the Board of Supervisors authorized and approved Fast Track status for Specific Plan No. 386 on March 26, 2014.

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

**SPECIFIC PLAN NO. 386** proposes a maximum of 590 residential units on 117.99 gross acres. The Specific Plan provides for various lot configuration options for one and two-story single-family residences with four architectural styles. The Specific Plan also includes areas designated as Pedestrian Trails, Parks, Community Center, Dog Park, Public Facilities, and Bicycle Lanes. A total of 2.5 acres is designated as Community Center and a total of four (4) acres is designated for parks. Of the public facilities area, 7.34 acres could be used for solar panels, retention, and recreation with 0.67 acres of a landscape and recreation buffer.

**GENERAL PLAN AMENDMENT NO. 1135**, as proposed by the applicant, is a General Plan Entitlement/Policy Amendment. GPA No. 1135 proposes to change the project site's underlying land use designations from Community Development: Medium Density Residential (MDR) to those as reflected in the land use plan for Specific Plan No. 386.

**CHANGE OF ZONE NO. 7850** proposes to change the zoning classification of the subject site from a mix of General Residential (R-3-6000) and One-Family Dwellings (R-1), to Specific Plan (SP) and is associated with the attached Specific Plan zoning ordinance that establishes the permitted and conditionally permitted uses and development standards for the Specific Plan Planning Areas.

**TENTATIVE PARCEL MAP NO. 37191** proposes a Schedule "I" subdivision to create four (4) residential parcels. The parcels will be a minimum of twenty-one (21) gross acres. APNs: 693-230-001; 693-160-002; and 693-180-001.

The overall project area is located Southerly of Ramon Road and easterly of Monterey Avenue.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department.

**Additional Fiscal Information**


All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- ATTACHMENT A. Staff Report Packet**
- ATTACHMENT B. Mitigated Negative Declaration**
- ATTACHMENT C. Specific Plan No. 386**
- ATTACHMENT D. Specific Plan No. 386 Zoning Ordinance**

  
\_\_\_\_\_  
Scott Bruckner

4/25/2018

  
\_\_\_\_\_  
Gregory H. Priamos, Director County Counsel

4/25/2018



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 17, 2018

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: GPA 1135, SP 386, CZ 7850, TPM 37191

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, April 20, 2018.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

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

5/11/2018  
18,2

# Advertising Order Confirmation

# The Press Enterprise

04/17/18 1:15:17PM  
Page 2

Ad Number 0011108766-01 Ad Size 3 X 83 LI

External Ad Number Pick Up

Production Color

Ad Attributes

Production Method AdBooker

Production Notes

Ad Type Legal Liner

Released for Publication

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE THOUSAND PALMS AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor, Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, April 17, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider Proposition submitted by Thousand Palms 278, LLC, on General Plan Amendment No. 135, which proposes to change the project site's land use designation from Community Development to Medium Density Residential (MDR) to those as depicted in the Specific Plan land use plan; Specific Plan No. 386, which depicts a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one- and two-story single-family residences with four architectural styles; Change of Zone No. 7850, which proposes to change the zoning classification of the subject site from a mix of General Residential (R-3-6000) and One-family Dwellings (R-1), to Specific Plan (SP); and Tentative Parcel Map No. 37191, which proposes a subdivision to create four (4) residential parcels. The parcels will be a minimum of twenty-one (21) gross acres. The project is located southerly of Ramon Road and easterly of Monterey Avenue in the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the Project and adopt Mitigated Negative Declaration for Environmental Assessment No. 42601.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department of 4080 Lemon Street, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL DAVALVAREZ@rivicco.org**

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

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

Alternative formats available upon request to individuals with disabilities. If you require a reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: April 17, 2018 Keclia Harper-Ithem, Clerk of the Board  
By: Karen Barron, Board Assistant

4/20

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
PE Riverside-Full Run	Legals CLS	County Legal - 1076-	04/20/18	1



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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

April 17, 2018

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

PH : (760) 322-2222  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: NOTICE OF PUBLIC HEARING: GPA 1135, SP 386, CZ 7850, TPM 37191

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, April 20, 2018.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

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

**Text of Ad:** 04/18/2018

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE THOUSAND PALMS AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 1, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thousand Palms 278, LLC, on **General Plan Amendment No. 1135**, which proposes to change the project site's land use designations from Community Development: Medium Density Residential (MDR) to those as reflected in the Specific Plan land use plan; **Specific Plan No. 386**, which proposes a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one- and two-story single-family residences with four architectural styles; **Change of Zone No. 7850**, which proposes to change the zoning classification of the subject site from a mix of General Residential (R-3-6000) and One-family Dwellings (R-1), to Specific Plan (SP); and **Tentative Parcel Map No. 37191**, which proposes a subdivision to create four (4) residential parcels. The parcels will be a minimum of twenty-one (21) gross acres. The project is located southerly of Ramon Road and easterly of Monterey Avenue in the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt Mitigated Negative Declaration for **Environmental Assessment No. 42661**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT **DAVID ALVAREZ**, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL [DAAlvarez@rivco.org](mailto:DAAlvarez@rivco.org)

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

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: April 17, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Karen Barton, Board Assistant

Published: April 20, 2018

# CERTIFICATE OF POSTING

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

I, Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 17, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1135, SP 386, CZ 7850, TPM 37191

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** May 1, 2018 @ 10:30 a.m.

SIGNATURE: *Karen Barton*      DATE: April 17, 2018  
Karen Barton



**Gil, Cecilia**

---

**From:** Kennemer, Bonnie <bkeneme@asrclkrec.com>  
**Sent:** Tuesday, April 17, 2018 9:11 AM  
**To:** Barton, Karen; Meyer, Mary Ann  
**Cc:** Buie, Tammie; Gil, Cecilia  
**Subject:** RE: GPA 1135 SP 386 posting

Good morning,

The notice has been received and will be posted today.

Please remove Nancy Garrett from further emails.

Thank you,  
Bonnie

---

**From:** Barton, Karen <KLBARTON@RIVCO.ORG>  
**Sent:** Tuesday, April 17, 2018 8:35 AM  
**To:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Cc:** Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Gil, Cecilia <CCGIL@RIVCO.ORG>  
**Subject:** GPA 1135 SP 386 posting

Hi!

Please see attached notice for posting.

Best Wishes,

*Karen Lynn Barton*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951)955-1047 Fax (951)955-1071  
Mail Stop #1010

[klibarton@rivco.org](mailto:klibarton@rivco.org)  
<http://rivcocob.org/>



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE THOUSAND PALMS AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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The Planning Commission recommended that the Board of Supervisors approve the project and adopt Mitigated Negative Declaration for **Environmental Assessment No. 42661**.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL [DAAlvarez@rivco.org](mailto:DAAlvarez@rivco.org)

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

Dated: April 17, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Karen Barton, Board Assistant

# CERTIFICATE OF MAILING

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

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 17, 2018, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

GPA 1135, SP 386, CZ 7850, TPM 37191

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

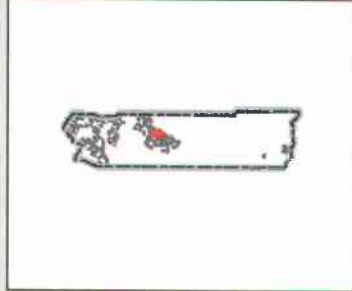
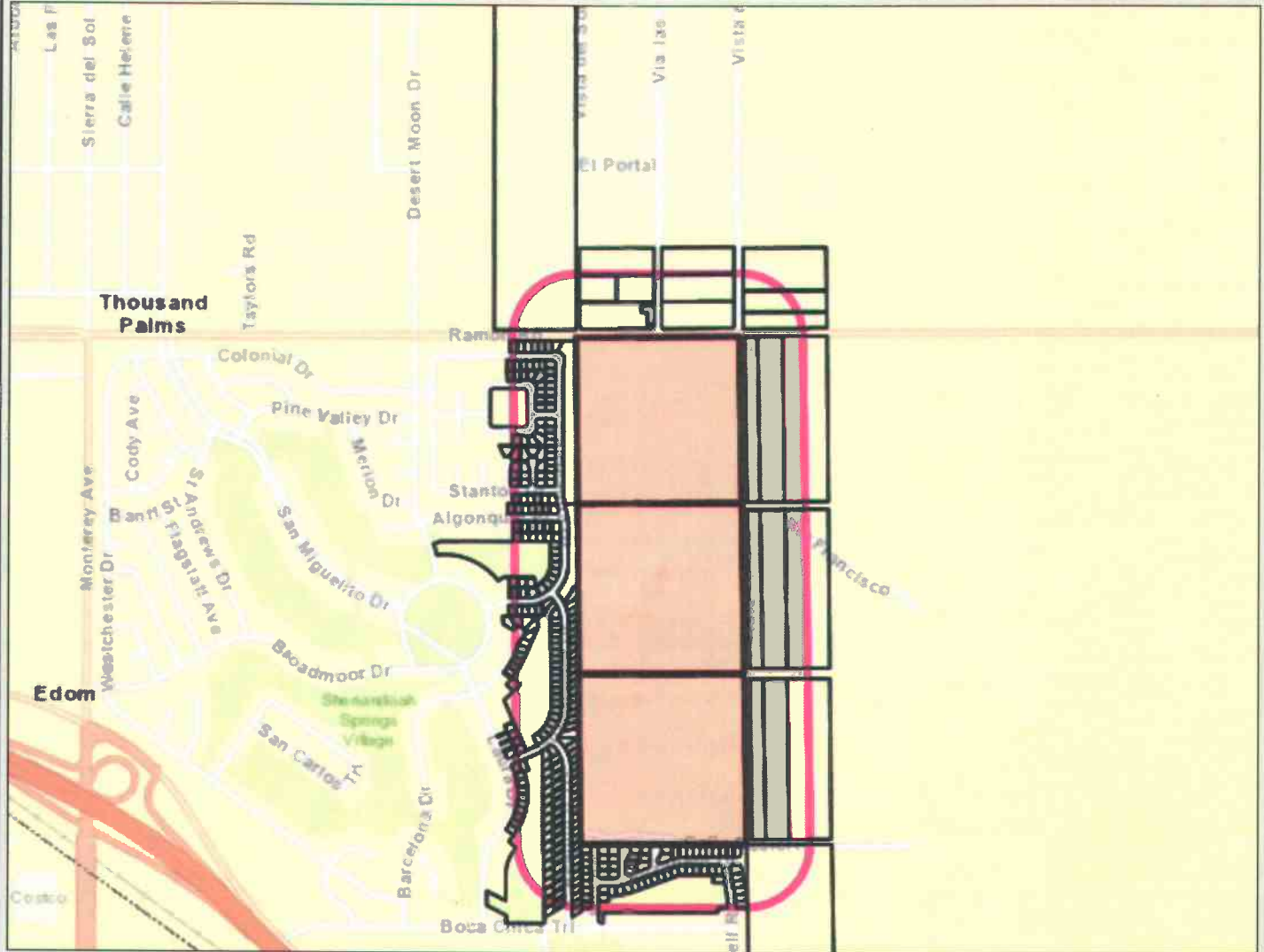
**Board Agenda Date:** May 1, 2018 @ 10:30 a.m.

SIGNATURE: Karen Barton  
Karen Barton

DATE: April 17, 2018

# Riverside County GIS Mailing Labels


PM37191/SP0386/GPA1135/CZ07850



**Legend**

-  County Boundary
-  Cities
-  World Street Map

**Notes**




0      1,505      3,009 Feet



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

REPORT PRINTED ON... 2/15/2018 3:53:31 PM

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650322004  
JAMES KELLY GILBERT  
CATHERINE LORRAINE GILBERT  
31800 VIA LAS PALMAS  
THOUSAND PLMS CA. 92276

650324012  
MIGUEL ANGEL INZUNZA  
75751 RAMON RD  
THOUSAND PLMS CA 92276

650322005  
DENNIS LEE MILNER  
31950 VIA LAS PALMAS  
THOUSAND PLMS CA. 92276

650324005  
CANDIDO E HUERTA  
MARIA P HUERTA  
31945 VIA LAS PALMAS  
THOUSAND PLMS CA. 92276

650310001  
PALM CREEK RANCH  
P O BOX 3725  
RANCHO SANTA FE CA 92067

651130064  
THOUSAND PALMS 278  
P O BOX 12950  
PALM DESERT CA 92255

651130065  
THOUSAND PALMS 278  
P O BOX 12950  
PALM DESERT CA 92255

651130068  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

650322006  
TIMOTHY LOREN LOCKHART  
51160 OSKAR LN  
MORONGO VALLEY CA 92256

650324007  
SANTIAGO MASCORRO  
CONCEPCION MASCORRO  
P O BOX 910  
THOUSAND PALMS CA 92276

651130041  
DEPT OF FISH & GAME WILDLIFE  
C/O C/O WILLIAM L GALLUP  
1807 13TH ST STE 103  
SACRAMENTO CA 95814

650324011  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

651230003  
SOUTHERN CALIFORNIA EDISON CO  
C/O C/O TAX DEPT  
P O BOX 800  
ROSEMEAD CA 91770

651230004  
SOUTHERN CALIF EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770



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Use Avery Template 5162 |

651130066  
DEPT OF FISH & GAME WILDLIFE  
C/O C/O WILLIAM L GALLUP  
1807 13TH ST STE 103  
SACRAMENTO CA 95814

651230013  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 410  
LONG BEACH CA 90801

651140039  
THOUSAND PALMS 278  
P O BOX 12950  
PALM DESERT CA 92255

651130067  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

651140038  
SOUTHERN CALIF EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

651140040  
THOUSAND PALMS 278  
P O BOX 12950  
PALM DESERT CA 92255

651140005  
THOUSAND PALMS DEV  
0  
CA. 0

693230001  
THOUSAND PALMS 278  
C/O C/O THOMAS S NOBLE  
P O BOX 12950  
PALM DESERT CA 92255

693180001  
THOUSAND PALMS 278  
C/O C/O THOMAS S NOBLE  
P O BOX 12950  
PALM DESERT CA 92255

693131023  
JUAN PABLO REYNOSO  
PATRICIA SALAZAR  
73744 BLACK EAGLE DR  
THOUSAND PLMS CA. 92276

693151016  
EARL D KORYNTA  
KATHLEEN M KORYNTA  
DONALD W FROST  
  
101 SHOWERS AVE  
ANCHORAGE AK 99515

693262058  
JUNE A BOZANICH  
KIM A MACDONALD  
18438 40TH PL NE  
LAKE FOREST PARK CA 98155

693151015  
EDWARD FREZZA  
MARIA FREZZA  
73650 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693262019  
THOMAS A SALVESON  
PATRICIA A SALVESON  
P O BOX 497  
BRIDGER MT 59014



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693131018  
FLOR DEMARIA INZUNZA ESPARZA  
MARIA AMADA ESPARZA RODRIGUEZ  
72490 EL CENTRO WAY NO 101  
THOUSAND PLMS CA 92276

693272023  
LINDA K BATSON  
JOAN C POLMAN  
73932 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693132022  
BETTY BERLO  
32297 PAINTED ROCK CIR  
THOUSAND PALMS CA 92276

693275022  
MARTHA JEAN CLOSSON  
JUDITH M HANSEN  
73905 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693275020  
FRANK R EWING  
SYLVIA EWING  
5020 FESTIVAL BLV NO 1A  
BELLINGHAM WA 98226

693261020  
PAUL DUNBAR  
JUNE COOKE  
33550 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693272025  
WILLIAM R BALDWIN  
LINDA L BALDWIN  
73954 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693135001  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806

693272003  
GEORGE JAQUES  
MOIRA JAQUES  
33560 LES RD  
THOUSAND PLMS CA. 92276

693272014  
R&D LIVING TRUST  
C/O C/O ROCCO DILUCCHIO  
691 S PALM CANYON DR  
PALM SPRINGS CA 92264

693272002  
FREDERICK A MONTEMARANO  
KEVIN C MIHALKO  
33540 LES RD  
THOUSAND PLMS CA. 92276

693152028  
KENNETH ERBEY  
CYNTHIA A ERBEY  
P O BOX 2892  
PALMER AK 99645

693152027  
DENNIS HALLORAN  
LESLIE HALLORAN  
JOHN M COOMBE  
C/O JOHN M COOMBE  
P O BOX 11509  
NEWPORT BEACH CA 92658

693152026  
RANDELL C RICH  
JERI MICHELLE TILEY  
ROBERT JOHN TILEY  
PO BOX 243  
TROY ID 83871



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693262023  
WILLIAM A LUSKY  
SANDRA L LUSKY  
314 33RD ST  
HERMOSA BEACH CA 90254

693272015  
LINDA SUE ORRICK  
P O BOX 214  
THOUSAND PALMS CA 92276

693261019  
DENISE LEASON  
33530 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693151017  
JOYCE COOPER GREEN  
DAVID H COOPER  
CLAIR DEBEAUVOIR

8540 DE SOTO AVE NO 48  
CANOGA PARK CA 91304

693151014  
ROSA Y A AREYAN  
73640 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693152031  
CHARLES T WAGNER  
DARLENE M WAGNER  
3228 MEADOW RIDGE LN  
TWIN FALLS ID 83301

693152029  
CHARLES T WAGNER  
DARLENE M WAGNER  
3228 MEADOW RIDGE LN  
TWIN FALLS ID 83301

693132023  
ADAN MEDINA  
BLANCA GAMEZ  
32201 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693152023  
GEORGE W GOETZ  
LORAIN H GOETZ  
73633 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693132025  
MARIO U NUNO  
BARBARA M NUNO  
73750 N PACHETA SQ  
THOUSAND PLMS CA. 92276

693272018  
RUDY CAMACHO  
INGEBORG CAMACHO  
1606 FAIRWAY OAKS AVE  
BANNING CA 92220

693152033  
JOHNNIE M SCOTT  
GAIL D SCOTT  
3716 AZURE DR  
BAKERSFIELD CA 93312

693152024  
JERRY M BARLER  
MAGDALENA C BARLER  
73641 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693272027  
DANIEL W EADS  
39650 ELNA WAY  
CATHEDRAL CY CA 92234





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693160002  
THOUSAND PALMS 278  
C/O C/O THOMAS S NOBLE  
P O BOX 12950  
PALM DESERT CA 92255

693151019  
RICHARD D HENNING  
829 WESTCOTT SQUARE  
EAGAN MN 55123

693261011  
COMET THEODORE BROWER  
BETTY JEAN BROWER  
33370 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693262061  
GORDON J HUARTSON  
LESLIE I HUARTSON  
C/O P O BOX 23013 COLLEGE HEIGHTS  
33360 LAURA DR  
THOUSAND PLMS CA. 92276

693261012  
GLENN C CHIDESTER  
MARY JO CHIDESTER  
33390 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693262021  
GUYRUN AMIRGHAN  
MARBEE AMIRGHAN  
33401 ACAPULCO TRL  
THOUSAND PLMS CA 92276

693132028  
JAMES A WOODEN  
KIM L WOODEN  
1041 18TH ST NO 2  
SANTA MONICA CA 90403

693272022  
EDWARD W LEWIS  
BARBARA JEAN LEWIS  
73918 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693272020  
DAVID L STRAWSER  
PAULA I STRAWSER  
1050 HAY ST  
WASILLA AK 99654

693271011  
LORNA DAMATO  
62477 N STARCROSS DR  
DSRT HOT SPG CA 92240

693261016  
DOUGLAS R VONBANK  
33470 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693272021  
ELSIE P ACACIO  
73900 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693262025  
ROSELIE BRUNO  
33461 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693262022  
MARY ANN JOHNSTON  
1109 N COUNTRY CLUB NO 2  
DEER PARK WA 99006



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693152025  
RUTH M BAAS  
RUDOLPH BAAS  
73647 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693131022  
APOLONIO REYNOSO  
ANGELINA NAVARRO  
73736 BLACK EAGLE DR  
THOUSAND PLMS CA. 92276

693131020  
GUYRUN AMIRGHAN  
MARBEE AMIRGHAN  
33401 ACAPULCO TR  
THOUSAND PLMS CA 92276

693272010  
RAYMOND G FISH  
DIANE P FISH  
33530 WALTON CIR  
THOUSAND PLMS CA. 92276

693271010  
SUSAN LEE HOSIER  
JANICE RAE GRISWOLD  
33541 LES RD  
THOUSAND PLMS CA. 92276

693272008  
STEPHEN K WILSON  
KAREN KEMMERER  
33511 WALTON CIR  
THOUSAND PLMS CA. 92276

693261018  
BRIAN J BOURKE  
225 S CIVIC DR STE 213  
PALM SPRINGS CA 92262

693272009  
SCOTT L ARNETT  
33510 WALTON CIR  
THOUSAND PLMS CA. 92276

693272016  
MARK ANTHONY CAPUTO  
P O BOX 11509  
NEWPORT BEACH CA 92658

693272026  
SANDRA K BUSH  
73966 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693131021  
PEDRO SIORDIA  
GUADALUPE DELGADO  
P O BOX 3994  
PALM DESERT CA 92261

693261017  
JOHN J ZEMBO  
KAREN E SCRANT ZEMBO  
37080 FERBER DR  
RANCHO MIRAGE CA 92270

693275026  
CARL FRANKLYN KEELER  
SHIRLEY G KEELER  
C/O C/O KEELER FAMILY REVOCABLE LIVING  
4115 MATIA DR  
FERNDAL WA 98248

693262024  
THOMAS L JOHNSTON  
MAMIE GRAY JOHNSTON  
34525 MOUNTAIN HWY E  
EATONVILLE WA 98328



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Use Avery Template 5162 |693272013  
ROLLAND G MEITHOF  
CAROLYN S MEITHOF  
6536 HOGAN DR  
KEIZER OR 97303693262026  
RALPH E GREENE  
HUMPHREY GEORGIA ESTATE OF  
33473 ACAPULCO TR  
THOUSAND PLMS CA. 92276693271009  
STUART H FINKELSTEIN  
SHARON L FINKELSTEIN  
33561 LES RD  
THOUSAND PLMS CA. 92276693261014  
IRENE I BRIZINSKI  
ROBERT L BRIZINSKI  
LINDA S BRIZINSKI  
C/O ROBERT L BRIZINSKI  
226 W 8TH ST  
UPLAND CA 91786693272017  
JACK L DUGUID  
KATHY DUGUID  
33538 LISA CIR  
THOUSAND PLMS CA. 92276693272007  
ELMO GODDARD  
MARY H GODDARD  
6495 HAPPY CANYON NO 175  
DENVER CO 80237693272019  
RAYMOND L HILL  
DARLENE L SCONCE  
73876 ELIZABETH DR  
THOUSAND PLMS CA. 92276693275025  
LUCIEN DUPONT  
SUSAN DUPONT  
73863 ELIZABETH DR  
THOUSAND PLMS CA. 92276693272001  
ROBERT L MYERS  
19120 GRANITE LN  
OTIS ORCHARDS WA 99207693261013  
ROBERT A JOHNSTON  
SHIRLEY A JOHNSTON  
DIRK JOHNSTON33410 ACAPULCO TR  
THOUSAND PLMS CA. 92276693262057  
HAROLD L HOFFMAN  
BARBARA M HOFFMAN  
408 NW 46TH ST  
VANCOUVER WA 98663693262017  
TAREK FADI HALAWI  
1229 VIA ESPERANZA  
SAN DIMAS CA 91773693262020  
GUYRUN AMIRGHAN  
MARBEE AMIRGHAN  
33401 ACAPULCO TR  
THOUSAND PLMS CA. 92276693262062  
ALLAN CARLTON  
ALENE CARLTON  
33340 LAURA DR  
THOUSAND PLMS CA. 92276



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693262018  
RUSSELL C KREIS  
P O BOX 1241  
PETERSBURG AK 99833

693132024  
PAUL W ROBINSON  
P O BOX 4313  
PALM DESERT CA 92261

693261015  
JOSEPH H DEMONT  
33450 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693272024  
DENNIS GENE TOIGO  
RICHARD LEWIS WINTCH  
73944 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693272006  
KATIE L MORRIS  
33551 WALTON CIR  
THOUSAND PLMS CA. 92276

693132021  
ALICIA BARKER  
73221 SAN CARLOS DR  
THOUSAND PLMS CA 92276

693275023  
ROBERT L VANDEWALL  
PATRICIA LEMCKE  
7712 68TH STREET CT NW  
GIG HARBOR WA 98335

693132027  
BOUTSABONG BRUMMOND  
THEPLASY SIHALATH  
PHETLASY SIHALATH  
C/O THEPLASY SIHALATH  
73981 WHITE SANDS DR  
THOUSAND PALMS CA 92276

693275019  
RONALD W SHERWOOD  
PO BOX 404  
THOUSAND PALMS CA 92276

693262015  
JOHN R SWENSON  
JOAN P SWENSON  
33339 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693132026  
SAUL VELAZQUEZ  
31640 LOS FLORES WY  
THOUSAND PALMS CA 92276

693131017  
AMBROCIO RIVAS  
ANGELINA BAUTISTA  
73694 BLACK EAGLE DR  
THOUSAND PLMS CA. 92276

693262028  
ANDREW MCNAB  
LYNDA LEE MCNAB  
PO BOX 36  
GRANGEVILLE ID 83530

693131019  
WILLIAM L STREAM  
73710 BLACK EAGLE DR  
THOUSAND PLMS CA. 92276



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693271008  
WILLIAM PAUL SMITH  
33581 LES RD  
THOUSAND PLMS CA. 92276

693262012  
ROBERT D FREAR  
SANDRA J FREAR  
33303 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693180002  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806

693262027  
ANITA CARNAHAN  
33485 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693275021  
H EDWARD BROWN  
ADRIANNE M BROWN  
P O BOX 1474  
FERNDAL WA 98248

693151018  
JOHN R NEWSTEAD  
DONALD J NEWSTEAD  
C/O 2524 GOLF VIEW CRESCENT  
73680 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693261010  
GARY BURNS  
MARGARET BURNS  
C/O 10 REGAL WAY  
33350 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693153001  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806

693151020  
MANUEL MERCADO  
ALEJANDRA HERRERA  
73710 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693273001  
JUDY T COLLINS  
2794 SCOTTS VALLEY DR  
HENDERSON NV 89052

693262014  
WALTER ALEXANDER KOULAIIEFF  
5352 LOMA LINDA AVE  
LOS ANGELES CA 90027

693272012  
JOHN BLOSCH  
SUSAN M BLOSCH  
4811 KELLY DR  
CARLSBAD CA 92008

693272011  
GERTRUDE M DESTIEGUER  
33550 WALTON CIR  
THOUSAND PLMS CA. 92276

693262016  
DOUGLAS MUIR INNES  
LESSIA INNES  
33351 ACAPULCO TR  
THOUSAND PLMS CA. 92276



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Use Avery Template 5162 |693262059  
ALCIDE NASH  
BARBARA DURAN  
33390 LAURA DR  
THOUSAND PLMS CA. 92276693275024  
GORDON P HARVEY  
JENNIE E HARVEY  
C/O 1443 PINOT NOIR DR  
73875 ELIZABETH DR  
THOUSAND PLMS CA. 92276693262060  
LESTER MICHAEL MAXON  
MICHAEL MAXON  
39817 DESERT SUN DR  
RANCHO MIRAGE CA 92270693262013  
RICHARD M ROOD  
MARILYN A ROOD  
33315 ACAPULCO DR  
THOUSAND PLMS CA. 92276693152035  
CHARLES K AMMAR  
KERRY S AMMAR  
1322 SHADOWGLEN WAY  
CORONA CA 92882693152036  
RICHARD JOHN SEIDL  
JUDITH GAIL SEIDL  
1824 WEST 13TH ST  
HASTINGS MN 55033693152037  
THOMAS BRODERSEN  
PHYLLIS I BRODERSEN  
32643 CHIRICAHUA  
THOUSAND PLMS CA. 92276693152034  
DONALD R MCMAHON  
CONNIE E HARDY  
32617 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276693152065  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806693152032  
ROWLAND JACKSON  
GRACE JACKSON  
WILLIAM REMPEL  
  
73691 ALGONQUIN PL  
THOUSAND PLMS CA. 92276693152030  
DANIEL J GILLIS  
DEBRA A GILLIS  
73677 ALGONQUIN PL  
THOUSAND PLMS CA. 92276693152045  
ARTHUR E MORTIMORE  
SCOTT A MORTIMORE  
PAUL G MORTIMORE  
  
32691 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276693152047  
A JOHN LOWE  
APRIL L K LOWE  
32703 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276693152039  
ALLEN BARNES  
JUDY BARNES  
32655 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276



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693172009  
TIMOTHY MARSH  
CAROL MILLER  
18401 SE 440TH ST  
ENUMCLAW WA 98022

693171006  
RONALD J RITZ  
C/O C/O JANET GERBER  
411 5TH AVE  
LEWISTON ID 83501

693172012  
LINTON WALLIN  
CATHERINE WALLIN  
32833 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172059  
DENNIS S BRAND  
32820 BARCELONA DR  
THOUSAND PLMS CA. 92276

693172058  
KENNETH L WARD  
SUSANNA S WARD  
32840 BARCELONA DR  
THOUSAND PLMS CA. 92276

693172061  
GERARD SHEEHAN  
C/O PMB 738  
32805 BARCELONA DR  
THOUSAND PALMS CA 92276

693172011  
DAN K MELTON  
TANA J MELTON  
309 N 148TH ST  
SEATTLE WA 98133

693171004  
MICHELLE L CASSERD  
32810 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172060  
JAMES N NAYLOR  
MARK PAUL DALY  
C/O C/O MARK P DALY  
32800 BARCELONA DR  
THOUSAND PLMS CA. 92276

693172010  
SANDRA H MARSH  
10316 WHITECAP DR NW  
OLYMPIA WA 98502

693262067  
WILLIAM P GARVEY  
MARGARET K GARVEY  
4555 DORINDA RD  
YORBA LINDA CA 92887

693152040  
GARY A QUICKSTAD  
LOLA J OBRIEN  
3440 GOLFVIEW DR NO 110  
EAGAN MN 55123

693172013  
WAYNE A TECKLENBURG  
WALTRAUD M TECKLENBURG  
32855 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693261003  
DEOBRAH E MCCORMICK  
16088 FAME CIR  
HUNTINGTON BEACH CA 92649



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Use Avery Template 5162 |693262066  
KEVIN JEWSON  
DANIEL DINARDO  
ADELE DINARDO33250 LAURA DR  
THOUSAND PLMS CA. 92276693171007  
SILAS WAYNE FARRIS  
SHIRLEY R FARRIS  
P O BOX 1568  
SOLDOTNA AK 99669693152043  
FREDRICK H KNUTZEN  
CYNTHIA J KNUTZEN  
812 SUNDOWN LN  
CAMANO ISLAND WA 98282693172057  
KEITH S WATSON  
LYNDA J WATSON  
32720 BLOOMFIELD AVE  
THOUSAND PALMS CA 92276693171001  
FEDERAL NATL MORTGAGES ASSN  
14221 DALLAS PKWY NO 1000  
DALLAS TX 75254693262068  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806693262009  
RICHARD HACK  
PHYLLIS HACK  
P O BOX 398  
PIPER CITY IL 60959693262004  
MICHELINA R VINELLI  
CAROL ANN LANE  
P O BOX 954  
THOUSAND PALMS CA 92276693262005  
JOHN TRAINOR  
LEIGH HIBBERT  
33215 ACAPULCO TR  
THOUSAND PLMS CA. 92276693152038  
TIMOTHY M SHELTON  
TRACEE E SHELTON  
P O BOX 27379  
SEATTLE WA 98165693261005  
ROBERT GERALD MARSDEN  
LOIS ANNE MARSDEN  
C/O 1371 PO AVE  
33250 ACAPULCO TR  
THOUSAND PLMS CA 92276693152042  
FREDRICK H KNUTZEN  
CYNTHIA J KNUTZEN  
812 SUNDOWN LN  
CAMANO ISLAND WA 98282693261004  
CAMERON J LUCHYSHIN  
33230 ACAPULCO TR  
THOUSAND PLMS CA. 92276693261006  
DAVID L METZLER  
RICHARD A METZLER  
33270 ACAPULCO TR  
THOUSAND PLMS CA. 92276





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693172031  
RODNEY CRONIN  
27 H ST  
BANGOR ME 4401

693262002  
CAMILLE G ROSE  
7635 PINE TREE WAY  
SALINAS CA 93907

693262001  
LOREN MOZILL  
TRACY UNGER MOZILL  
33200 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693262065  
DORIS HADDOW DINSMORE  
33280 LAURA DR  
THOUSAND PLMS CA. 92276

693262063  
RUTH CONNERY LESHER  
SUSAN M LESHER  
33320 LAURA DR  
THOUSAND PLMS CA. 92276

693262003  
JAMES W FREEMAN  
33185 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693262064  
DEBRA D SUMNER  
RYAN S SUMNER  
33300 LAURA DR  
THOUSAND PLMS CA. 92276

693152022  
ROBERT L SHORT  
LORELEI SHORT  
C/O 105 LAKESIDE GREEN DR  
73627 ALGONQUIN PL  
THOUSAND PLMS CA. 92276

693171005  
PAUL R GRUBER  
32830 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693171002  
BRIAN G LINDSAY  
SHEILA LINDSAY  
BRENDA AGNES LINDSAY

32770 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172062  
CHARLES E CONRAD  
32821 BARCELONA DR  
THOUSAND PLMS CA. 92276

693172005  
JOAN MURDOCH  
32690 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693152046  
PAUL RICHARD J REV TRUST  
32699 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693262011  
BETTY M WEISS  
33287 ACAPULCO TR  
THOUSAND PLMS CA. 92276



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693152044  
DERWYN I LOWE  
ERNA M LOWE  
JASON LOWE  
1544 53222 RANGE RD NO 272  
32685 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693172003  
MICHAEL BLOSCH  
LESLIE BLOSCH  
32710 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693172014  
DIANA GAIL MEITHOF  
975 S CASCADE DR  
WOODBURN OR 97071

693172008  
EDWARD J GLAPINSKI  
ALLISON L FAIR GLAPINSKI  
32668 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693172082  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806

693172006  
PHILIP A NELSON  
THELMA M NELSON  
5218 E SUMAC LN  
SPOKANE WA 99223

693171008  
ROLAND M CRAWFORD  
SUSAN CRAWFORD  
32890 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693152041  
VICTOR CANO  
32667 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693262007  
HARLAND L WOLD  
MARILYN L WOLD  
33239 ACAPULCO  
THOUSAND PLMS CA. 92276

693172056  
ANITA BECHTOLD  
C/O 101 HILLVALE CRESCENT  
32880 BARCELONA DR  
THOUSAND PLMS CA. 92276

693172007  
OWEN C LAWRENCE  
ROSE LAWRENCE  
32676 CHIRICAHUA DR  
THOUSAND PALMS CA 92276

693261007  
E KENT OWENS  
MYRNA A OWENS  
BRIAN ELLE  
514 1ST ST NW  
33290 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693262008  
STANLEY ROSS  
ROSALIND ROSS  
NATASHA ROSS  
5148 CHAMPIONS AVE  
LAS VEGAS NV 89142

693172004  
DEL RUSTIN SARRETT  
SHEILA A SARRETT  
52695 AVENIDA RAMIREZ  
LA QUINTA CA 92253



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693171003  
STANLEY D MARKHAM  
KATHLEEN V MARKHAM  
32790 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693262010  
STEPHANIE S COFFELT  
1624 W BETTY ELYSE  
PHOENIZ AZ 85023

693262006  
MICHAEL P MURPHY  
C/O C/O PIERCE MURPHY  
29020 S LAKESHORE DR  
AGOURA CA 91301

693261008  
SHERRY FLOREN GRANA  
33310 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693261009  
BRUCE LEGAULT  
LESLIE ELLIOTT  
DAVE COFFEY  
157 FOXBORO WAY  
33330 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693132018  
PEARLINE M ZALEWA  
32091 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693134026  
BETTY DIANE LYNCH  
73737 S PACHETA SQ  
THOUSAND PLMS CA. 92276

693134029  
GUYRUN AMIRGHAN  
MARBEE AMIRGHAN  
33401 ACAPULCO TR  
THOUSAND PALMS CA 92276

693134028  
RAUL GARCIA  
FLOR IDELMA CORTESDEGARCIA  
32295 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693134024  
LUZ M RIVERA  
33215 CATHEDRAL CANYON DR  
CATHEDRAL CITY CA 92234

693134021  
ELIAS CASTRO TELLEZ  
POLA DEL PILAR MARTINEZ  
73681 PACHETA SQUARE  
THOUSAND PLMS CA. 92276

693132014  
ALEJANDRO AGUILAR  
MARIA G AGUILAR  
68830 LOS GATOS RD  
CATHEDRAL CY CA 92234

693132016  
MILO H BICKMORE  
DORIS A BICKMORE  
33240 WESTCHESTER DR  
THOUSAND PALMS CA 92276

693134025  
RONALD H TUCKER  
LINDA K TUCKER  
73725 S PACHETA SQ  
THOUSAND PLMS CA. 92276



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JEFFREY T FRANKE  
P O BOX 841  
RANCHO MIRAGE CA 92270693141033  
JUAN DELGADO  
TIBURSA DELGADO  
P O BOX 276  
THOUSAND PLMS CA 92276693141041  
TONY GALVAN  
MARIA GALVAN  
32405 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276693141038  
JAMES T ANTUS  
32406 CAMILLA CIR  
THOUSAND PLMS CA. 92276693141029  
DENISE E DEGROFF  
32560 FLAGSTAFF  
THOUSAND PLMS CA 92276693132013  
TIMOTHY S GRAHAM  
CHRISTINE GRAHAM  
C/O C/O TIM GRAHAM  
74053 COLLEGE VIEW CIR  
PALM DESERT CA 92211693132015  
WILFRIDO OROZCO  
73709 BLACK EAGLE DR  
THOUSAND PLMS CA. 92276693132012  
ROBERT DEL GAGNON  
LORI ANN GAGNON  
73612 HIGHWAY 111  
PALM DESERT CA 92260693134023  
EDGAR MORALES  
MARIA MORALES  
73707 S PACHETA SQ  
THOUSAND PLMS CA. 92276693132017  
MILO H BICKMORE  
DORIS H BICKMORE  
33240 WESTCHESTER DR  
THOUSAND PALMS CA 92276693132032  
MICKEY MCCONNELL  
73700 PACHETA SQ  
THOUSAND PLMS CA. 92276693132031  
GARY W BRUMMOND  
BOUTSABONG BRUMMOND  
73981 WHITE SANDS DR  
THOUSAND PLMS CA 92276693141036  
WILLIAM TRIMBOLI  
HUIYAN CHEN TRIMBOLI  
32354 CAMILLA CIR  
THOUSAND PLMS CA. 92276693141027  
GARY T JONES  
VICTORIA E JONES  
32354 HOPI CIR  
THOUSAND PLMS CA. 92276



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MARIA ISABEL BAEZ  
32357 CHIRICAHUA DR  
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693141034  
MIGUEL INZUNZA  
75751 RAMON RD  
THOUSAND PALMS CA 92276

693134022  
U S BANK NATL ASSN  
8950 CYPRESS WATERS BLVD  
COPPELL TX 75019

693141035  
ROGER W BARNETT  
32340 CAMILLA CIR  
THOUSAND PLMS CA. 92276

693132033  
KEITH A COOPER  
73690 N PACHETA SQ  
THOUSAND PLMS CA. 92276

693134027  
JAIME CAMPOS  
DONNA CAMPOS  
P O BOX 4313  
PALM DESERT CA 92260

693132029  
ELBA GUILLEN  
JUANITA GUILLEN  
C/O C/O JUANITA GUILLEN  
73724 N PACHETA SQ  
THOUSAND PLMS CA. 92276

693132030  
THOMA FRANCES L ESTATE OF  
MELINDA G GREENLEE  
C/O C/O MELINDA G GREENLEE  
6372 W 82ND ST  
LOS ANGELES CA 90045

693132019  
PAUL G MORTIMORE  
32691 CHIRICAHUA DR  
THOUSAND PALMS CA 92276

693141042  
ENRIQUE SOLIS CASTELLANOS  
32389 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693141037  
OURCO  
5230 RAMSDELL AVE  
LA CRESCENTA CA 91214

693141026  
JAMES C BEERMAN  
RENAE M BEERMAN  
32340 HOPI CIR  
THOUSAND PLMS CA. 92276

693134030  
DOUGLAS G WALLWAY  
CYNTHIA A WALLWAY  
32331 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693132020  
SANCHEZ CARLOS MANUEL INZUNZA  
32137 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276



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CATHERINE CLEVINGER  
73700 STANTON DR  
THOUSAND PLMS CA. 92276

693141039  
KEVIN NARAGON  
32420 CAMILLA CIR  
THOUSAND PLMS CA. 92276

693172053  
RANDALL M BRUCE  
JACQUELINE M BRUCE  
JOHN RANDALL BRUCE

693142022  
RONNIE P PARIS  
MARY FAAVESI PARIS  
25526 ALLIENE ST  
LOMITA CA 90717

P O BOX 136  
CORDOVA AK 99574

693172052  
DAVID R J WHITE  
CONNIE WHITE  
32960 BARCELONA DR  
THOUSAND PLMS CA. 92276

693141030  
LYNN YOUNG  
73670 STANTON DR  
THOUSAND PLMS CA. 92276

693172018  
ROBERT HOWELL  
CAROL HOWELL  
32965 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172051  
TRAYTEN JENSEN  
JOYCE JENSEN  
32980 BARCELONA DR  
THOUSAND PLMS CA. 92276

693172017  
KENT S LABERGE  
BEVERLY LABERGE  
32943 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693171012  
MORRIS GREENBERG  
32970 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172020  
MEILING G WARUNEK  
33001 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693142019  
MARTHA J PEIRCE  
73679 STANTON DR  
THOUSAND PLMS CA. 92276

693141044  
DANIEL KORSON  
VERONICA KORSON  
32365 CHIRICAHUA DR  
THOUSAND PLMS CA. 92276

693172024  
PLEAS H UHLHORN  
MARION L UHLHORN  
33079 GUADALAJARA DR  
THOUSAND PLMS CA. 92276



693171019  
JUDY FISCHER  
33050 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693142021  
MICHAEL L SCHAER  
GERTRUDE V SCHAER  
CHARLES W PHELPS

73701 STANTON DR  
THOUSAND PLMS CA. 92276

693142020  
DAVID R JIMENEZ  
REGINA T JIMENEZ  
P O BOX 92994  
ALBUQUERQUE NM 87199

693171010  
ALBERT HOFSTAD  
MELINDA HOFSTAD  
P O BOX 1030  
PETERSBURG AK 99833

693141028  
LEONARDO R LOERA  
MACONCEPCION R LOERA  
31305 DESERT MOON RD  
THOUSAND PALMS CA 92276

693172022  
HOWARD L HUNTLEY  
THERESA M HUNTLEY  
33035 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172023  
JEROLD WOOD  
SHERRY WOOD ARMSTRONG  
DALE ARMSTRONG  
C/O SHERRY WOOD ARMSTRONG  
33057 GUADALAJARA  
THOUSAND PLMS CA. 92276

693172016  
WILLIAM G BEGGS  
CHRISTINE E BEGGS  
32921 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172055  
JUDY HUGHES  
CHARLES WINCHESTER  
PO BOX 919  
SEASIDE OR 97138

693172027  
ROGER P STEWART  
33133 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693172034  
ROBERT CAIRNS  
JANE CAIRNS  
JOHN LEDREW

693171015  
RONALD DOUGHERTY  
KATHLEEN DOUGHERTY  
33090 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

33210 LAURA DR  
THOUSAND PLMS CA. 92276

693171016  
CHRISTOPHER R CAUGHELL  
FIONA MOFFAT  
33110 GUADALAJARA DR  
THOUSAND PLMS CA. 92276

693141032  
JUAN GARCIA  
OFELIA GARCIA  
32407 CAMILLA CIR  
THOUSAND PLMS CA. 92276



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85 MINNOW BROOK RD  
MILTON VT 5468693275036  
JOYCE E HAYES  
32121 OAKLAND HILLS  
THOUSAND PALMS CA 92276693171020  
MAE MISAWA  
33020 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693275035  
PHILIP R LAPIERRE  
KAREN S LAPIERRE  
33640 LES RD  
THOUSAND PLMS CA. 92276693261025  
PERRY WAYCOTT  
SHARON WAYCOTT  
33650 ACAPULCO TR  
THOUSAND PLMS CA. 92276693172036  
JOHN T SIMS  
33190 LAURA DR  
THOUSAND PLMS CA. 92276693262036  
CAROL J GAIL  
33587 ACAPULCO TR  
THOUSAND PLMS CA. 92276693141031  
FRANCISCO OLIVARES  
NORMA OLIVARES  
32421 CAMILLA CIR  
THOUSAND PLMS CA. 92276693172019  
MARVIN K HUSEN  
JANET E HUSEN  
PO BOX 2395  
WINSTON OR 97496693261024  
SCOTT CLEFF  
CARLA CLEFF  
33630 ACAPULCO TR  
THOUSAND PLMS CA. 92276693261023  
PAUL EISENZIMMER  
MARY ANN SKOLL  
33610 ACAPULCO TR  
THOUSAND PLMS CA. 92276693273006  
LINDA G WEISER  
BRAD G JACKSON  
MICHAEL J JACKSON31417 HALLWOOD CT  
MENIFEE CA 92584693171013  
MORRIS GREENBERG  
32990 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693262034  
THOMAS N BIRKLAND  
DARLENE BIRKLAND  
33563 ACAPULCO TRAIL  
THOUSAND PALMS CA 92276





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Use Avery Template 5162 |693171011  
JANICE CAROLYN LEMUS  
32950 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693172021  
WILLIAM THOMPSON  
CATHERINE THOMPSON  
33013 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693171018  
JOHN A BONK  
BARBARA O BONK  
P O BOX 1527  
SOUTH PASADENA CA 91031693171014  
ROBERT KORSAN  
LYNDA KORSAN  
1966 TICE VALLEY BL NO 504  
WALNUT CREEK CA 94595693172029  
MICHAEL STRAUCH  
33177 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693172032  
WILLIAM J ALWIN  
BARBARA L ALWIN  
892 WEST 17TH ST  
UPLAND CA 91784693171009  
BARBARA JEANNE GORRILLA  
32910 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693171017  
MIKE BURKE  
DARLENE WHITALL  
33130 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693261001  
MARVIN MOREY  
33170 ACAPULCO TR  
THOUSAND PLMS CA. 92276693272004  
CLOVIS B VAUGHN  
NANCY A VAUGHN  
42222 RCH LAS PALMAS 2425  
RANCHO MIRAGE CA 92270693261021  
WARREN T BAKER  
ANN K BAKER  
P O BOX 364  
ALLYN WA 98524693271007  
CONNIE SCHENEFELT  
105 W FLORENCE  
THOUSAND PLMS CA 92276693272005  
ARTHUR E TINSLEY  
SUSAN E TINSLEY  
33571 WALTON CIR  
THOUSAND PLMS CA. 92276693262030  
STEVEN R DOW  
BONITA A DOW  
M JUSTIN ANDERSON  
409 BIRCH ST  
33523 ACAPULCO TR  
THOUSAND PLMS CA. 92276



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Use Avery Template 5162 |693172026  
ROBERT DODD  
CECILIA DODD  
2409 SNEAD DR  
ALHAMBRA CA 91803693275027  
NORMAN ARTHUR CLARK  
GWEN LOIS CLARK  
73843 ELIZABETH DR  
THOUSAND PLMS CA. 92276693275032  
FRIEDA M MAHAKIAN  
73781 ELIZABETH DR  
THOUSAND PLMS CA. 92276693172025  
WESLEY G BAUER  
OMER W COWEN  
33091 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693172028  
JOSEPH D ATWOOD  
BILLIE A ATWOOD  
33155 GUADALAJARA DR  
THOUSAND PLMS CA. 92276693142024  
CLARENCE G SCHLARB  
CAROL J SCHLARB  
15055 MARION RD  
WHITEWATER CA 92282693262029  
BALDOMERO OCAMPO  
RAMONA V OCAMPO  
33511 ACAPULCO TR  
THOUSAND PLMS CA. 92276693172030  
ROBERT JOHN SANDERSON  
MYRTLE ESTHER SANDERSON  
13441 SANDHURST PL  
NORTH TUSTIN CA 92705693275018  
L D HOLLIS  
33581 BELL RD  
THOUSAND PLMS CA. 92276693275028  
TIMOTHY R TREECE  
PAMELA D TREECE  
73833 ELIZABETH DR  
THOUSAND PLMS CA. 92276693261002  
TAMMY LESSENGER  
33190 ACAPULCO TR  
THOUSAND PLMS CA. 92276693275037  
SHENANDOAH VENTURES  
320 N PARK VISTA ST  
ANAHEIM CA 92806693273002  
DANIEL C HOWSE  
DONNA J HOWSE  
33580 BELL RD  
THOUSAND PLMS CA. 92276693275030  
WILLIAM F PEDERSEN  
MARJORIE PEDERSEN  
73811 ELIZABETH DR  
THOUSAND PLMS CA. 92276



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693142023  
GLORIA L WATSON  
73727 STANTON DR  
THOUSAND PLMS CA. 92276

693172015  
KARLA A BEAIRSTO  
PAUL R ZITKO  
12189 W ARMSTRONG RD  
HOUSTON AK 99623

693275029  
ERNEST E DAHLQUIST  
DARLENE A DAHLQUIST  
73821 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693262031  
RONALD R HUMPHREY  
KATHLEEN L HUMPHREY  
P O BOX 1475  
ENNIS MT 59729

693172054  
M E THOMAS  
P O BOX 63  
PALO ALTO CA 94302

693262032  
PAUL A DEARDEN  
MELLIE RUTH DEARDEN  
MARY E FERRE

33547 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693273003  
LOIS L ARLICH  
33610 BELL RD  
THOUSAND PLMS CA. 92276

693275034  
HELEN C FIERRO T VANBROCKLIN  
KENNETH VANBROCKLIN  
73773 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693275031  
ARNOLD C MOE  
SHERON L MOE  
13405 NE 84TH  
REDMOND WA 98052

693275033  
GEORGE A THOMAS  
LAURA M THOMAS  
73771 ELIZABETH DR  
THOUSAND PLMS CA. 92276

693273004  
MICHAEL G LAVELLE  
MAUREEN STEINWALL  
1759 116TH AVE NW  
MINNEAPOLIS MN 55448

693262033  
RICHARD S DUNDAS  
DENISE P DUNDAS  
33551 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693271003  
DONALD E STEVENS  
NORMA J STEVENS  
33681 LES RD  
THOUSAND PLMS CA. 92276

693262035  
JOHN W MARTIN  
MARILYN T MARTIN  
33575 ACAPULCO TR  
THOUSAND PLMS CA. 92276



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MARK GILSTRAP  
33590 ACAPULCO TR  
THOUSAND PLMS CA. 92276

693271004  
LOWELL R BERTELS  
33661 LES RD  
THOUSAND PLMS CA. 92276

693271006  
M & J BRANSON  
5105 E RAILROAD AVE  
SPOKANE WA 99212

693271005  
ANGELO FERRARA  
33599 LAURA DR  
THOUSAND PALMS CA 92276

650324013  
CARLOS J INZUNZA  
EVELIA DELATORRE  
P O BOX 394  
THOUSAND PLMS CA 92276



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Palm Springs Fish and Wildlife  
Office  
777 E. Tahquitz Canyon Way, Suite  
208  
Palm Springs, California 92262

California Dept of Fish & Wildlife  
Eastern Sierra, Inland Desert  
Region  
3602 Inland Empire Blvd., C-220  
Ontario, CA 91764

Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, CA 92501

California Dept of Fish and Wildlife  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

City of Cathedral City  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

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Regulatory Division  
5900 La Place Court, Suite 100  
Carlsbad, CA 92008

Santa Ana RWQCB  
3737 Main Street, Suite 500  
Riverside, CA 92501

San Diego RWQCB  
2375 Northside Drive, Suite 100  
San Diego, CA 92108

Western Riverside County Regional  
Conservation Authority  
3403 10<sup>th</sup> St., #320  
Riverside, CA 92501

State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

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Attn: Intergovernmental Review  
818 West 7th Street, 12th Fl  
Los Angeles, CA 90017-3435

South Coast AQMD  
Attn: CEQA Review  
21865 Copley Drive  
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Soboba Band of Luiseño Mission  
Indians  
P.O. Box 487  
San Jacinto, CA 92581

City of Banning  
99E Ramsey Street  
Banning, CA 92220



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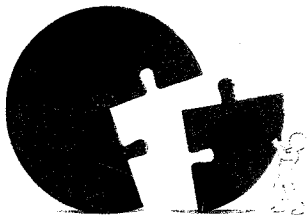
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Tom Nobel  
Nobel & Company, LLC  
34360 Gateway Drive  
Palm Desert, CA 92211

Mike Peroni  
The Altum Group  
73-710 Fred Waring Drive, Suite 219  
Palm Desert, CA 92260

Doug Kinley III  
The Altum Group  
73-710 Fred Waring Drive, Suite 219  
Palm Desert, CA 92260

Nancy Ferguson  
The Altum Group  
73-710 Fred Waring Drive, Suite 219  
Palm Desert, CA 92260



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

**DATE:** May 1, 2018  
**TO:** Board of Supervisors  
**FROM:** Dave Alvarez, Project Planner  
**RE:** SP 386, CZ 7850, GPA 1135, and PM 37191

During the publication period, staff received a letter in support of the project and a comment letter from AQMD with a recommendation to change Mitigation Measure AQ-2. Staff responded that the mitigation measure in the Mitigated Negative Declaration brings the impact to a less than significant impact with incorporation of mitigation measure, therefore no further analysis is required.



*Chamber of Commerce*

To Board of Supervisors,

RE: Specific Plan No. 386

The Thousand Palms Chamber of Commerce would like to give it's support to Tom Noble and Noble & Company LLC for residential development project Specific Plan No. 386.

Tom Noble is a respected business person and contributor to the Thousand Palms Community and Chamber. He has work hard with communicating with the Chamber and the residence about this project.

The addition of 590 homes is much needed and will benefit the whole Thousand Palms Community. Tom has done numerous projects in Thousand Palms and adjacent cities and all have been very successful.

We have seen the proposed plans and are excited to be able to welcome this new project.

Sincerely,

Bill Senso  
Executive Director/President  
Thousand Palms Thousand Palms Chamber of Commerce





# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA E-MAIL AND USPS:

April 24, 2018

[daalvarez@rivco.org](mailto:daalvarez@rivco.org)

David Alvarez, Project Planner  
County of Riverside, Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92501

**Mitigated Negative Declaration (MND) for the Proposed  
Thousand Palms 278 Specific Plan (Environmental Assessment No. 42661, General Plan  
Amendment No. 1135, Specific Plan No. 386, Change of Zone No. 7850 and Tentative Parcel Map  
No. 37191)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to build 590 residential units on 117.99 acres (Proposed Project). Construction is expected to take approximately seven years to complete in year 2024<sup>1</sup>.

SCAQMD Staff's Comments

*Tier 4 Construction Equipment or Level 3 Diesel Particulate Filters*

CEQA requires that all feasible mitigation measures go beyond what is required by law to minimize any significant impacts. To further reduce NOx emissions and particulate matter emissions during construction and minimize their impacts on nearby residents, SCAQMD staff recommends that the Lead Agency use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during Project construction. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions<sup>2</sup>. A list of CARB verified DPFs are available on the CARB website<sup>3</sup>. Therefore, SCAQMD staff's recommended change to the applicable portion of Mitigation Measure AQ-2 is as follows.

- Utilize Tier 4 ~~3-rated or better~~ heavy equipment rated 50 horsepower or greater particularly for scrapers, excavators, dozers, and graders.

The requirement should be included in applicable bid documents, and successful contractor(s) must demonstrate the ability to supply such equipment before demolition and ground disturbance activities. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) should be available upon request at the time of mobilization of each applicable unit of equipment.

<sup>1</sup> MND, Table 8, Page 76.

<sup>2</sup> California Air Resources Board, November 16-17, 2004. *Diesel Off-Road Equipment Measure – Workshop*, Page 17. Accessed at: [https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04\\_workshop.pdf](https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04_workshop.pdf).

<sup>3</sup> *Ibid.* Page 18.

*Diesel-Fueled Trucks with 2010 Model Year Engines*

To further reduce the Proposed Project's NOx emissions during construction, the Lead Agency should require the use of diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the Lead Agency determines that 2010 model year or newer diesel haul trucks are not feasible supported by substantial evidence in the record, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum. Include this requirement as a bid or contract specification with contractors. Require periodic reporting and provision of written documents by contractors to prove and ensure compliance.

*Other Comment*

SCAQMD staff received a Notice of Public Hearing for the Proposed Project on April 20, 2018 but did not receive the MND for review when the MND was circulated for public review and comments in January 2018. As a result, SCAQMD staff requested the MND from the Lead Agency on April 20, 2018<sup>4</sup>. SCAQMD is a CEQA public commenting agency. To fulfill this role, SCAQMD staff reviews and may comment on the technical adequacy of the air quality analysis and health risk assessment, as well as recommend mitigation measures, as appropriate. Staff's goal is to ensure that project emissions and health risk impacts are adequately evaluated, disclosed, and mitigated to the maximum extent feasible. Since the Lead Agency provided SCAQMD staff a Notice of Public Hearing for the Proposed Project, the Lead Agency should have also provided SCAQMD staff the Proposed Project's environmental analysis during the CEQA-required public review and comment period for the MND (CEQA Guidelines Section 15073). Moving forward, it is recommended that the Lead Agency provide projects' publicly circulated CEQA documents to SCAQMD staff for review, and the CEQA documents may be sent to my attention or Ms. Lisa Wong, Senior Office Assistant, CEQA-Intergovernmental Review, at the address listed above or by e-mail at [lwong@aqmd.gov](mailto:lwong@aqmd.gov).

Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the Proposed Project. SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) if you have any questions regarding the enclosed comments.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.  
Program Supervisor, CEQA IGR  
Planning, Rule Development & Area Sources

LS  
RVC180424-01  
Control Number

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<sup>4</sup> E-mail correspondence between SCAQMD staff (Ms. Lisa Wong) and Riverside County Planning Department (Mr. David Alvarez). April 20, 2018.



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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**04/20/2018**

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

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At: Riverside, California

  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE PARCEL MAP IN THE THOUSAND PALMS AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 1, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thousand Palms 278, LLC, on **General Plan Amendment No. 1135**, which proposes to change the project site's land use designations from Community Development: Medium Density Residential (MDR) to those as reflected in the Specific Plan land use plan; **Specific Plan No. 386**, which proposes a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one- and two-story single-family residences with four architectural styles; **Change of Zone No. 7850**, which proposes to change the zoning classification of the subject site from a mix of General Residential (R-3-6000) and One-family Dwellings (R-1), to Specific Plan (SP); and **Tentative Parcel Map No. 37191**, which proposes a subdivision to create four (4) residential parcels. The parcels will be a minimum of twenty-one (21) gross acres. The project is located southerly of Ramon Road and easterly of Monterey Avenue in the Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt Mitigated Negative Declaration for **Environmental Assessment No. 42661**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVID ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL DAAlvarez@rivco.org

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: April 17, 2018      Kecia Harper-Ihem, Clerk of the Board  
By: Karen Barton, Board Assistant      4/20

**PROOF OF PUBLICATION**

**STATE OF CALIFORNIA SS.  
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST

RIVERSIDE CA 92501

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

04/20/18

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

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 20th of April 2018 in Palm Springs, California.

*Kelsie P. Acosta*

**DECLARANT**

Ad#:0002870602  
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**Public Hearing** **Public Hearing**

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