

**WRITTEN  
PUBLIC  
COMMENT**

**CITY COUNCIL  
MEETING**

**NOVEMBER 21, 2023**

**From:** James Vaughn <JVaughn@szrlaw.com>  
**Sent:** Tuesday, November 21, 2023 9:55 AM  
**To:** Council; City Clerk Mail  
**Cc:** 'Ihrke, Bill'; Jon McMillen; Cheri Flores; 'RJ Mayer'; 'Tom Weigel'; Erika Crempa  
**Subject:** November 21, 2023 City Council Meeting - Public Hearing Agenda Item No. 2 - Objection to Proposed GPA No. 2022-0002 for La Quinta Village Apartments  
**Attachments:** LQ Site Selection Map - Old Town La Quinta 11.20.2023.pdf

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear Mayor Evans and Honorable City Councilmembers:

As a supplement to the letter I submitted yesterday concerning the above-referenced matter, please see the attached exhibit showing 14 properties in the Old Town La Quinta area that we understand to be owned by the City and undeveloped. If for any reason the City Council does not consider the Darby Road Property to be a suitable replacement for the Mayer Property as a site to be added to the Housing Element Site Inventory for the remaining 36 very low- and low-income units needed to accommodate the LA Quinta Village Apartments project, we believe there is sufficient City-owned land identified on this exhibit that could be added to the Site Inventory for that purpose.

We believe that between the Darby Road Property and the City-owned sites identified on the attached exhibit, the City Council has a number of options available to approve the La Quinta Village Apartments project **without** adding the Mayer Property to the Housing Element Site Inventory.

Please include this letter in the record of proceedings for this matter.

Best regards,

--Jim

James D. Vaughn, Esq.



Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP

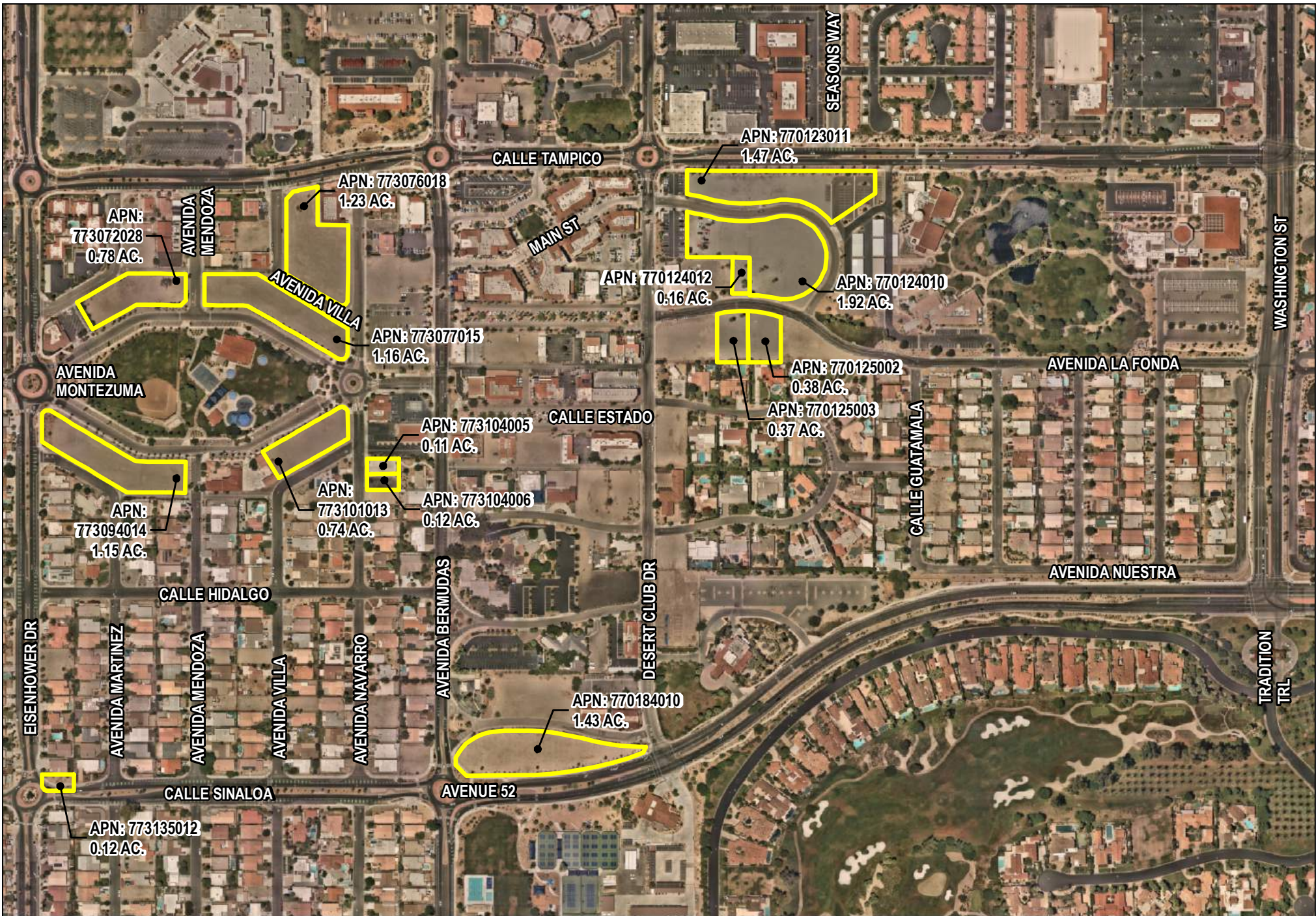
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Office: 805.446.1496 | Direct: 805.446.7609 | Mobile 805.551.0688

4695 MacArthur Court  
Suite 200  
Newport Beach, CA 92660

4590 East Thousand Oaks Blvd.  
Suite 100  
Westlake Village, California 91362







**From:** James Vaughn <JVaughn@szrlaw.com>  
**Sent:** Tuesday, November 21, 2023 11:14 AM  
**To:** Council; City Clerk Mail  
**Cc:** 'Ihrke, Bill'; Jon McMillen; Cheri Flores; 'RJ Mayer'; 'Tom Weigel'; Erika Crempa  
**Subject:** RE: November 21, 2023 City Council Meeting - Public Hearing Agenda Item No. 2 - Objection to Proposed GPA No. 2022-0002 for La Quinta Village Apartments  
**Attachments:** Letter to City Council 11-20-23.pdf

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

Dear Mayor Evans and Honorable City Councilmembers:

I noticed that the exhibits attached to the letter I sent yesterday were copied in black and white, and may have been difficult to read. In addition, three unrelated pages were inadvertently attached to the back of the document.

Please replace the letter I sent yesterday with the attached version, which has better quality, color copies of the exhibits.

Thanks,

--Jim

James D. Vaughn, Esq.



Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP

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**From:** James Vaughn  
**Sent:** Monday, November 20, 2023 5:48 PM  
**To:** council@laquintaca.gov; cityclerkmail@laquintaca.gov  
**Cc:** Ihrke, Bill <bihrke@rutan.com>; Jon McMillen <jmcmillen@laquintaca.gov>; Cheri Flores <clflores@laquintaca.gov>; RJ Mayer <rj@mayercorp.com>; Tom Weigel <tom@mayercorp.com>; Erika Crempa <ecrempa@szrlaw.com>  
**Subject:** RE: November 7, 2023 City Council Meeting - Public Hearing Agenda Item No. 1 - Objection to Proposed GPA No. 2022-0002 for La Quinta Village Apartments

Dear Mayor Evans and Honorable City Councilmembers:

Please see the attached correspondence objecting to the above-referenced General Plan Amendment proposal as recommended in the Staff Report. We have located an ideal property located just north of the Mayer Property with an existing General Plan designation of MHDR, and it appears to be owned by an affordable housing builder. We request that you include this property on the Housing Element Site Inventory instead of the Mayer Property.

Please include this letter in the record of proceedings for this matter.

Best regards,

James D. Vaughn, Esq.



Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP

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**From:** James Vaughn  
**Sent:** Monday, November 6, 2023 8:58 AM  
**To:** [council@laquintaca.gov](mailto:council@laquintaca.gov); [cityclerkmail@laquintaca.gov](mailto:cityclerkmail@laquintaca.gov)  
**Cc:** Ihrke, Bill <[bihrke@rutan.com](mailto:bihrke@rutan.com)>; Jon McMillen <[jmcmillen@laquintaca.gov](mailto:jmcmillen@laquintaca.gov)>; Cheri Flores <[cflores@laquintaca.gov](mailto:cflores@laquintaca.gov)>; RJ Mayer <[rj@mayercorp.com](mailto:rj@mayercorp.com)>; Tom Weigel <[tom@mayercorp.com](mailto:tom@mayercorp.com)>; Erika Crempa <[ecrempa@szrlaw.com](mailto:ecrempa@szrlaw.com)>  
**Subject:** November 7, 2023 City Council Meeting - Public Hearing Agenda Item No. 1 - Objection to Proposed GPA No. 2022-0002 for La Quinta Village Apartments

Dear Mayor Evans and Honorable City Councilmembers:

Please see the attached correspondence objecting to the above-referenced General Plan Amendment proposal to revise the recently approved Housing Element and move a 280-unit affordable housing designation for very low- and low-income categories from the La Quinta Village Apartments site to the 25-acre commercial property owned by the Mayer Corporation at the northeast corner of Washington Street and Fred Waring Drive.

Please include this letter in the record of proceedings for this matter.

Best regards,

James D. Vaughn, Esq.



Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP

[jvaughn@szrlaw.com](mailto:jvaughn@szrlaw.com) | [www.szrlaw.com](http://www.szrlaw.com)

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STOWELL, ZEILENGA, RUTH,  
VAUGHN & TREIGER LLP

ATTORNEYS AT LAW

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DAVID C. RUTH  
1956-2018

November 20, 2023

Via Email Only

([council@laquintaca.gov](mailto:council@laquintaca.gov) and [cityclerkmail@laquintaca.gov](mailto:cityclerkmail@laquintaca.gov))

Mayor Evans and City Councilmembers  
c/o City of La Quinta City Clerk  
78-495 Calle Tampico  
La Quinta, CA 92253

Re: Objection to Proposed General Plan Amendment 2022-0002  
(La Quinta Village Apartments)

Dear Mayor Evans and Honorable Councilmembers:

As you know, we represent the Mayer Corporation (“Mayer”), owner of the undeveloped real property located at the northeast corner of Washington Street and Fred Waring Drive (the “Mayer Property”). This letter shall serve as Mayer’s further, written objection to the application of Irwin Partners (“Applicant”) for the above-referenced General Plan Amendment (the “GPA Request”) to revise the City’s recently adopted and HCD-approved Housing Element for the planning period 2022-2029 (the “Housing Element”). Specifically, Mayer objects to the proposal to add the Mayer Property to the Housing Element’s Vacant Land Inventory (the “Site Inventory”) because there are ample alternative sites that are better suited for successful affordable housing projects.

At the City Council hearing on November 7, 2023, you directed City Staff to identify alternative sites to the Mayer Property that could be added to the Housing Element Vacant Land Inventory to accommodate the 280 very low- and low-income affordable housing units currently designated on the Applicant’s property. As part of that direction, Mayor Evans identified two properties that could accommodate 244 of the 280 affordable units, leaving the need for one or more sites to accommodate the remaining 36 units.

At the Planning Commission meeting on November 14, 2023, City Staff did not identify any additional sites within the City that could accommodate the remaining 36 affordable units. Instead, City Staff recommended that the Mayer Property be added to the Site Inventory as Site No. 6 and be designated for a total of 120 very low- and low-income affordable housing units. At the Planning Commission meeting, we reiterated Mayer's objection to adding the Mayer Property to the Site Inventory. The Mayer Property has been long-designated in the City's General Plan for commercial development that will generate significant tax revenue for the City's General Fund. Approving the Applicant's GPA Request as currently recommended in the Staff Report would encumber the Mayer Property with the requirement to accommodate 120 affordable housing units, even though only 36 additional units are required to comply with the "no net loss" requirements of the applicable State Housing Laws.

At the November 14, 2023 meeting, we also notified the Planning Commission that we were conducting an independent review of vacant properties and that we hoped to have one or more alternative sites for the remaining 36 units identified prior to the City Council meeting on November 21, 2023.

### **The Darby Road Property**

Our review of vacant land in the City of La Quinta with a General Plan Land Use designation of Medium High Density Residential (MHDR) revealed a truly ideal site for the remaining 36 very low- and low-income affordable housing units needed to comply with the "no net loss" requirements. The 4.78-acre property (APN 609-051-002) located at 78220 Darby Road (the "Darby Road Property") is located very close to schools, as well as the public transit routes, retail stores and other commercial amenities along Washington Street. In fact, the Darby Road Property is located in the "Highest Resource" area shown on the City's map of TCAC Opportunity Areas (Table II-14 of the Housing Element), which reflects the site's rating for affordable housing opportunities by the California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC). The "Highest Resource" designation means that the Darby Road Property is extremely well suited to receive tax credit financing for an affordable housing project. At 4.78 acres, the site is also the ideal size to receive tax credit financing through the very competitive TCAC award process.

Based on our review of public records, it appears that the Darby Road Property is owned by UHC Communities or an affiliated entity. As shown in the Property Details Report attached as Exhibit A, the Darby Road Property is owned by UHC 00034 LQ Quinta, with a mailing address of 2000 E. 4<sup>th</sup> Street, Suite 205, Santa Ana, CA 92705. We believe this is the same affordable housing developer who recently applied for a 64-unit affordable housing project on the undeveloped property at the southeast corner of Washington St. and Avenue 50. Accordingly, not only is the Darby Road Property objectively ideal for an affordable housing project, but it is likely to actually be developed with an affordable housing project because it is owned by an affordable housing builder (see UHC Communities website at <http://www.uhcllc.net>). The Riverside County Parcel Report for the Darby Road Property, attached as Exhibit B,



further confirms that the property is located within the City of La Quinta and has no identified constraints that would prevent the site's successful development as an affordable housing project.

Based on the foregoing, Mayer requests that the City Council add the Darby Road Property to the Site Inventory as Site No. 6, replacing the Staff proposal to include a portion of the Mayer Property on the Site Inventory as Site No. 6.

**The City Council Can Approve the GPA Request Without Further Planning Commission Review.**

At the November 7, 2023 City Council hearing, the City Council remanded the GPA Request back to the Planning Commission to consider the alternative sites identified by Staff to accommodate the 280 affordable housing units, including the two sites identified by Mayor Evans (referenced in the Staff Report as Sites 4 and 5). This remand was made at the direction of the City Attorney out of an abundance of caution to ensure compliance with all applicable requirements of California's land use planning laws.

Mayer's request that the City Council replace the Mayer Property with the Darby Road Property as Site No. 6 in the Housing Element Site Inventory is a relatively minor adjustment to the GPA Request, as 244 of the 280 affordable housing units are being accommodated on Site 4 and Site 5, which were reviewed and approved by the Planning Commission on November 14, 2023. Moreover, there is no statutory requirement that the Planning Commission review or approve any particular sites included on the Site Inventory. Under *Government Code* §§65300 *et seq.*, it is the City Council as the legislative body of the City who has ultimate responsibility for adopting and amending the General Plan, including the Housing Element Site Inventory required under Section 65583.

Therefore, there is no procedural obstacle or other legal requirement that would prevent the City Council from approving the GPA Request (and Applicant's proposed La Quinta Village Apartments project), but with the proposed Housing Element Site Inventory modified to include the Darby Road Property as the new Site 6, instead of the Mayer Property.

**The Mayer Property Is Ideally Situated For Commercial Uses That Will Generate Substantial Tax Revenue for the City.**

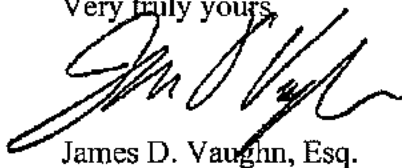
The Mayer Property has been zoned and designated in the City's General Plan for Community Commercial/General Commercial development for decades and was acquired by Mayer approximately 17 years ago for that purpose. The Mayer Property is located at the busiest intersection in the City outside of Highway 111 and is across Washington Street from the Indian Wells Tennis Garden complex. This location makes the Mayer Property an ideal site for restaurant, hospitality and other commercial uses that will provide substantial tax revenues to help ensure the long-term financial health of the City.

Adding any portion of Mayer Property to the revised Site Inventory and designating it for affordable housing units will make it much more difficult to attract the necessary anchors to successfully develop the Mayer Property with tax-generating uses that benefit the City and its residents. The proposed 120-unit designation would consume approximately twenty-five percent (25%) of the Mayer Property and would hinder the comprehensive master planning of the entire 25-acre property for the optimal combination of uses. Given the challenges in attracting financing and tenants for hospitality and other retail projects under current market conditions, encumbering the Mayer Property with an affordable housing designation will create a major obstacle to successfully developing the Mayer Property. Sacrificing the immense transient occupancy and sales tax generating potential of the Mayer Property is simply not in the City's best interests, and particularly not when there are other sites readily available that adequately accommodate the relocation of the designation for 280 very low- and low-income units (proposed Sites 4 and 5 listed in the Staff Report and the Darby Road Property).

**Conclusion.**

We request that the City add the Darby Road Property as Site No. 6 on the Housing Element Site Inventory, instead of the Mayer Property, and approve the GPA Request with that modification. This approach will allow Applicant's La Quinta Village Apartments project to proceed without sacrificing the tax-revenue generating potential of the Mayer Property.

Very truly yours,

A handwritten signature in black ink, appearing to read "James D. Vaughn".

James D. Vaughn, Esq.

JDV/ec

cc: Bill Ihrke, Esq.  
Jon McMillen  
Cheri Flores  
RJ Mayer  
Tom Weigel



**COMMERCIALPRO**<sub>247</sub>



**Date:** 11/17/2023  
**Property:** 78220 DARBY RD, BERMUDA  
DUNES, CA 92203-9755  
**APN:** 609-051-002  
**County:** RIVERSIDE

**EXHIBIT A**



Subject Property Location

Property Address 78220 DARBY RD
City, State & Zip BERMUDA DUNES, CA 92203-9755
County RIVERSIDE COUNTY
Mailing Address 2000 E 4TH ST STE 205, SANTA ANA, CA 92705-3907
Census Tract 0452.14
Thomas Bros Pg-Grid

Report Date: 11/17/2023
Order ID: R132137873

Property Use Vacant Land (General)
Parcel Number 609-051-002
Latitude 33.735461
Longitude -116.298923

Legal Description Details Lot Number: 1 City, Municipality, Township: LA QUINTA Brief Description: 4.78 ACRES IN PAR 1 RS 015/032

Current Ownership Information \*Source of Ownership data: Assessment Data

Primary Owner Name(s) UHC 00034 LQ QUINTA
Vesting

Latest Full Sale Information

Primary Owner Name(s) MAYCOCK, ROBERT
Sale Price \$300,000
Sale Date 03/20/2003
Recording Date 04/17/2003
Recorder Doc # 2003-272573
Book/Page
Vesting

Financing Details at Time of Purchase

1 Loan Amount \$250,000 Origination Lender Name CASEY SORENSON
Loan Type Seller take-back Recording Doc # 2003-272574
2 Loan Amount \$150,000 Origination Lender Name CASEY SORENSON
Loan Type Commercial Loan Recording Doc # 2003-276123

Property Characteristics

Table with 4 columns: Bedrooms, Bathrooms/Partial, Total Rooms, Construction Type, Exterior Walls, Roof Material/Type, Foundation Type, Property Type, Land Use, Year Built, Garage/No. of Cars, Stories/Floors, No. of Units, No. of Buildings, Basement Type/Area, Style, View, Living Area (SF), Price (\$/SF), Lot Size (SF/AC), Fireplace, Pool, Heat Type, A/C, Elevator, Zoning.

Assessment & Taxes

Table with 5 columns: Assessment Year, Total Assessed Value, Land Value, Improvement Value, Improvement Ratio, Tax Year, Tax Amount, Tax Account ID, Tax Status, Delinquent Tax Year, Tax Exemption, Tax Rate Area, Total Value, Market Land Value, Market Improvement Value, Market Value Year.

Lien History

Table with 5 columns: Trans. ID, Recording Date, Lender, Amount, Purchase Money.



## Loan Officer Insights

No details available



**Subject Property Location**

**Property Address** 78220 DARBY RD  
**City, State & Zip** BERMUDA DUNES, CA 92203-9755

Report Date: 11/17/2023  
Order ID: R132137874  
County: RIVERSIDE

**Comparable Sales**

No comparable sales found for subject property with selected filter criteria.



Subject Property Location

Property Address 78220 DARBY RD
City, State & Zip BERMUDA DUNES, CA 92203-9755
County RIVERSIDE COUNTY
Mailing Address 2000 E 4TH ST STE 205, SANTA ANA, CA 92705-3907

Report Date: 11/17/2023
Order ID: R132137875

Property Use Vacant Land (General)
Parcel Number 609-051-002

Transaction Summary

Table with 8 columns: Trans ID, Recording Date, Document Type, Document Description, Sale Price / Loan Amount, Document Number, Buyer / Borrower, Seller. Contains 11 transaction records.

Transaction History Legend

Legend items: Transfer (blue circle with arrows), Foreclosure Activity (orange circle with flame), Mortgage (green circle with house), Mortgage Release (orange circle with house and X), Mortgage Assignment (blue circle with person and house).




Transaction Details

Mortgage Release

Transaction details for Mortgage Release (Transaction ID 1). Fields include Recorder Doc Number, Loan Amount, Effective Date, Document Type, Borrower(s) Name, Document Description, Recording Date, Origination Doc #, Origination Recording Date, Current Lender, Original Lender.

Transfer

Transaction details for Transfer (Transaction ID 2). Fields include Recorder Doc Number, Partial Interest Transferred, Transfer Date, Document Type, Sale Price, Document Description, Multiple APNs on Deed, Recording Date, Property Use, Buyer 1, Buyer 1 Entity, Buyer 2 Entity, Buyer Vesting, Buyer Mailing Address, Seller 1, Seller 1 Entity, Seller 2 Entity, Seller Mailing Address, Legal City/Muni/Township.

<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/Twn/ Rng/ Mer</b>	SW4 S18T05SR07E SBB&M
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	FIRST AMERICAN TITLE
<b>Transfer</b>					
 <b>Transaction ID</b>	3	<b>Recorder Doc Number</b>	2008-0594441	<b>Partial Interest Transferred</b>	
<b>Sale Date</b>	10/30/2008	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Residential Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	
<b>Recorder Book/Page</b>		<b>Recording Date</b>	11/07/2008	<b>Property Use</b>	
<b>Buyer 1</b>	UHC 00034 LA QUINTA LP	<b>Buyer 1 Entity</b>	Partnership	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	
<b>Seller 1</b>	MAYCOCK, ROBERT C	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/Twn/ Rng/ Mer</b>	SW4 S18T05SR07E SBB&M
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	FIRST AMERICAN TITLE
<b>Mortgage</b>					
 <b>Transaction ID</b>	4	<b>Recorder Doc Number</b>	2006-0722979	<b>Recorder Book/Page</b>	
<b>Mortgage Date</b>	09/22/2006	<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>	
<b>Loan Amount</b>	\$550,000	<b>Document Description</b>	Commercial Loan	<b>1st Periodic Floor Rate</b>	
<b>Loan Type</b>	Commercial Loan	<b>Recording Date</b>	09/29/2006	<b>1st Periodic Cap Rate</b>	
<b>Origination Lender Name</b>	PACIFIC WESTERN NATIONAL BANK	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Not Known	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	
<b>Borrower 1</b>	MAYCOCK, ROBERT	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>	
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	
<b>Vesting</b>					
<b>Mortgage Release</b>					
 <b>Transaction ID</b>	5	<b>Recorder Doc Number</b>	2006-0722978	<b>Loan Amount</b>	\$250,000
<b>Effective Date</b>		<b>Document Type</b>	Release	<b>Origination Doc #</b>	2003-272574
<b>Borrower(s) Name</b>	ROBERT MAYCOCK	<b>Document Description</b>	Release of Mortgage	<b>Origination Recording Date</b>	04/17/2003
<b>Current Lender</b>	LANTSON E. ELDRED, ESQ., TRUSTEE	<b>Recording Date</b>	09/29/2006	<b>Original Lender</b>	CASEY SORENSON
<b>Mortgage</b>					
 <b>Transaction ID</b>	6	<b>Recorder Doc Number</b>	2003-276123	<b>Recorder Book/Page</b>	
<b>Mortgage Date</b>	04/10/2003	<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>	
<b>Loan Amount</b>	\$150,000	<b>Document Description</b>	Commercial Loan	<b>1st Periodic Floor Rate</b>	
<b>Loan Type</b>	Commercial Loan	<b>Recording Date</b>	04/18/2003	<b>1st Periodic Cap Rate</b>	
<b>Origination Lender Name</b>	CASEY SORENSON	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Private Party	<b>First Rate Change Date</b>		<b>Change Index</b>	



<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>
<b>Borrower 1</b>	MAYCOCK, ROBERT	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>
<b>Vesting</b>				

**Mortgage**



<b>Transaction ID</b>	7	<b>Recorder Doc Number</b>	2003-272574	<b>Recorder Book/Page</b>
<b>Mortgage Date</b>		<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>
<b>Loan Amount</b>	\$250,000	<b>Document Description</b>	Seller take-back	<b>1st Periodic Floor Rate</b>
<b>Loan Type</b>	Seller take-back	<b>Recording Date</b>	04/17/2003	<b>1st Periodic Cap Rate</b>
<b>Origination Lender Name</b>	CASEY SORENSON	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>
<b>Origination Lender Type</b>	Seller	<b>First Rate Change Date</b>		<b>Change Index</b>
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>
<b>Borrower 1</b>	MAYCOCK, ROBERT	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>
<b>Vesting</b>				

**Transfer**





<b>Transaction ID</b>	8	<b>Recorder Doc Number</b>	2003-272573	<b>Partial Interest Transferred</b>
<b>Sale Date</b>	03/20/2003	<b>Document Type</b>	Deed	<b>Type of Transaction</b> Arms-Length Transfer
<b>Sale Price</b>	\$300,000	<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>
<b>Recorder Book/Page</b>		<b>Recording Date</b>	04/17/2003	<b>Property Use</b>
<b>Buyer 1</b>	MAYCOCK, ROBERT	<b>Buyer 1 Entity</b>	Single man	<b>Buyer Vesting</b>
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b> 78850 DARBY RD, BERMUDA DUNES, CA 92203-9205
<b>Seller 1</b>	SORENSEN, CASEY	<b>Seller 1 Entity</b>	Single man	<b>Seller Mailing Address</b>
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b> UNINCORPORATED
<b>Legal Recorder's Map Ref</b>	RS15 PG32	<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b> POR SW4 S18T05SR07E SBB&M
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b> STEWART TITLE OF CA INC

**Mortgage**



<b>Transaction ID</b>	9	<b>Recorder Doc Number</b>		<b>Recorder Book/Page</b>
<b>Mortgage Date</b>		<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>
<b>Loan Amount</b>	\$300,000	<b>Document Description</b>	Commercial Loan	<b>1st Periodic Floor Rate</b>
<b>Loan Type</b>	Commercial Loan	<b>Recording Date</b>	11/14/1997	<b>1st Periodic Cap Rate</b>
<b>Origination Lender Name</b>	ELIZABETH B SIMON	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>
<b>Origination Lender Type</b>	Private Party	<b>First Rate Change Date</b>		<b>Change Index</b>
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>
<b>Borrower 1</b>	SORENSEN, CASEY	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>

<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	
<b>Vesting</b>					
<b>Transfer</b>					
 <b>Transaction ID</b>	10	<b>Recorder Doc Number</b>	418554	<b>Partial Interest Transferred</b>	
<b>Sale Date</b>	10/10/1997	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Residential Transfer
<b>Sale Price</b>	\$275,000	<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	
<b>Recorder Book/Page</b>		<b>Recording Date</b>	11/14/1997	<b>Property Use</b>	
<b>Buyer 1</b>	SORENSEN, CASEY	<b>Buyer 1 Entity</b>	Single man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	75199 KAVENISH WAY, INDIAN WELLS, CA 92210-7345
<b>Seller 1</b>	WOLFS WILLIAM A & GERIANNE M	<b>Seller 1 Entity</b>	Seller is owner on current Assessment File	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		4.78 ACRES IN PAR 1 RS 015/032/ / /		<b>Title Company Name</b>	OLD REPUBLIC TITLE COMPANY
<b>Mortgage</b>					
 <b>Transaction ID</b>	11	<b>Recorder Doc Number</b>	1997-0418564	<b>Recorder Book/Page</b>	
<b>Mortgage Date</b>		<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>	
<b>Loan Amount</b>	\$75,000	<b>Document Description</b>	Commercial Loan	<b>1st Periodic Floor Rate</b>	
<b>Loan Type</b>	Commercial Loan	<b>Recording Date</b>	11/14/1997	<b>1st Periodic Cap Rate</b>	
<b>Origination Lender Name</b>	ELIZABETH B SIMON	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Private Party	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	
<b>Borrower 1</b>	SORENSEN, CASEY	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>	
<b>Borrower 2</b>	WOLFS, GERIANNE	<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	
<b>Vesting</b>					





**Subject Property Location**

Report Date: 11/17/2023  
Order ID: R132137876

**Property Address** 78220 DARBY RD  
**City, State & Zip** BERMUDA DUNES, CA 92203-9755  
**County** RIVERSIDE COUNTY  
**Mailing Address** 2000 E 4TH ST STE 205, SANTA ANA, CA 92705-3907  
**Owner Name** UHC 00034 LQ QUINTA

**Property Use** Vacant Land (General)  
**Parcel Number** 609-051-002





## Subject Property Location

**Property Address** 78220 DARBY RD  
**City, State & Zip** BERMUDA DUNES, CA 92203-9755  
**County** RIVERSIDE COUNTY  
**Mailing Address** 2000 E 4TH ST STE 205, SANTA ANA, CA 92705-3907

Report Date: 11/17/2023  
 Order ID: R132137877

**Property Use** Vacant Land (General)  
**Parcel Number** 609-051-002

### Subject Property

<b>Address</b>	78220 DARBY RD, BERMUDA DUNES, CA 92203		<b>APN</b>	609-051-002
<b>Owner</b>	UHC 00034 LQ QUINTA		<b>Lot Size (SF/AC)</b>	208,217/4.78
<b>Bedrooms</b>	0	<b>Year Built</b>	<b>Living Area (SF)</b>	0
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>	<b>Phones</b>	

### Nearby Neighbor #1

<b>Address</b>	78260 DARBY RD, BERMUDA DUNES, CA 92203		<b>APN</b>	609-051-003	
<b>Owner</b>	UHC 00333 BERMUDA DUNES		<b>Lot Size (SF/AC)</b>	208,217/4.78	
<b>Bedrooms</b>	1	<b>Year Built</b>	1950	<b>Living Area (SF)</b>	720
<b>Bathrooms/Partial</b>	1.75	<b>Garage/No. of Cars</b>	<b>Phones</b>		

### Nearby Neighbor #2

<b>Address</b>	43305 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-019	
<b>Owner</b>	CARR WILLIAM; CARR ERICA		<b>Lot Size (SF/AC)</b>	8,276/.19	
<b>Bedrooms</b>	4	<b>Year Built</b>	2016	<b>Living Area (SF)</b>	2,697
<b>Bathrooms/Partial</b>	3.25	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

### Nearby Neighbor #3

<b>Address</b>	43330 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-001	
<b>Owner</b>	HENNESSEY JAMES; HENNESSEY BONNIE		<b>Lot Size (SF/AC)</b>	8,276/.19	
<b>Bedrooms</b>	4	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,697
<b>Bathrooms/Partial</b>	3.25	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

### Nearby Neighbor #4

<b>Address</b>	43335 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-018	
<b>Owner</b>	AMARO FAMILY TRUST (DATED 06/10/1997); AMARO MICHAEL		<b>Lot Size (SF/AC)</b>	8,712/.2	
<b>Bedrooms</b>	4	<b>Year Built</b>	2014	<b>Living Area (SF)</b>	2,697
<b>Bathrooms/Partial</b>	3.25	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

### Nearby Neighbor #5

<b>Address</b>	43360 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-002
<b>Owner</b>	SANCHEZ ALEJANDRO; SANCHEZ ALMA BELIA		<b>Lot Size (SF/AC)</b>	8,276/.19
<b>Bedrooms</b>	0	<b>Year Built</b>	<b>Living Area (SF)</b>	0
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>	<b>Phones</b>	

### Nearby Neighbor #6

<b>Address</b>	43365 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-017	
<b>Owner</b>	BAKER WILLIAM; BAKER MICHELE		<b>Lot Size (SF/AC)</b>	8,712/.2	
<b>Bedrooms</b>	4	<b>Year Built</b>	2014	<b>Living Area (SF)</b>	2,737
<b>Bathrooms/Partial</b>	3.25	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	



**Nearby Neighbor #7**

<b>Address</b>	78300 DARBY RD, BERMUDA DUNES, CA 92203		<b>APN</b>	609-051-004	
<b>Owner</b>	SALKIND SANDER; SALKIND PAULA K		<b>Lot Size (SF/AC)</b>	104,108/2.39	
<b>Bedrooms</b>	3	<b>Year Built</b>	1968	<b>Living Area (SF)</b>	1,840
<b>Bathrooms/Partial</b>	1.75	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

**Nearby Neighbor #8**

<b>Address</b>	43390 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-003	
<b>Owner</b>	TIAN JUN & RUOYING GU LIVING TRUST (DTD 9/6/2018); TIAN JUN		<b>Lot Size (SF/AC)</b>	8,276/.19	
<b>Bedrooms</b>	4	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,419
<b>Bathrooms/Partial</b>	2.5	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

**Nearby Neighbor #9**

<b>Address</b>	43395 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-016	
<b>Owner</b>	CARDENAS AUDEL; BONNIN MARGARITA		<b>Lot Size (SF/AC)</b>	8,712/.2	
<b>Bedrooms</b>	4	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,419
<b>Bathrooms/Partial</b>	2.5	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

**Nearby Neighbor #10**

<b>Address</b>	43420 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-004	
<b>Owner</b>	GERMAN, JENNIFER; GERMAN, TREVOR		<b>Lot Size (SF/AC)</b>	8,276/.19	
<b>Bedrooms</b>	3	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,358
<b>Bathrooms/Partial</b>	2.25	<b>Garage/No. of Cars</b>	Attached Garage/3	<b>Phones</b>	

**Nearby Neighbor #11**

<b>Address</b>	43425 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-015	
<b>Owner</b>	LAYMAN, KYLE; VALENZUELA, NASTASSIA		<b>Lot Size (SF/AC)</b>	8,712/.2	
<b>Bedrooms</b>	5	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,697
<b>Bathrooms/Partial</b>	3.25	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

**Nearby Neighbor #12**

<b>Address</b>	43100 PALM ROYALE DR, LA QUINTA, CA 92253		<b>APN</b>	609-051-010	
<b>Owner</b>	MEDITERRA LA QUINTA OWNER LLC,		<b>Lot Size (SF/AC)</b>	616,374/14.15	
<b>Bedrooms</b>	0	<b>Year Built</b>	2008	<b>Living Area (SF)</b>	10,827
<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Phones</b>	

**Nearby Neighbor #13**

<b>Address</b>	78315 DARBY RD, BERMUDA DUNES, CA 92203		<b>APN</b>	609-052-003	
<b>Owner</b>	RAMIREZ GERARDO A; RAMIREZ PATRICIA		<b>Lot Size (SF/AC)</b>	83,635/1.92	
<b>Bedrooms</b>	2	<b>Year Built</b>	1953	<b>Living Area (SF)</b>	1,367
<b>Bathrooms/Partial</b>	1.75	<b>Garage/No. of Cars</b>	Detached Garage/1	<b>Phones</b>	

**Nearby Neighbor #14**

<b>Address</b>	43450 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-005	
<b>Owner</b>	DACHENHAUSEN PATRICIA M; GOODMAN RONI SUSAN		<b>Lot Size (SF/AC)</b>	8,276/.19	
<b>Bedrooms</b>	4	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,697
<b>Bathrooms/Partial</b>	3.25	<b>Garage/No. of Cars</b>	Attached Garage/2	<b>Phones</b>	

**Nearby Neighbor #15**

<b>Address</b>	43455 CROISSETTE CT, LA QUINTA, CA 92253		<b>APN</b>	609-650-014	
<b>Owner</b>	BELLINGER DUSTIN DEAN; BELLINGER JENNIFER M		<b>Lot Size (SF/AC)</b>	8,712/.2	
<b>Bedrooms</b>	4	<b>Year Built</b>	2015	<b>Living Area (SF)</b>	2,358
<b>Bathrooms/Partial</b>	2.5	<b>Garage/No. of Cars</b>	Attached Garage/3	<b>Phones</b>	

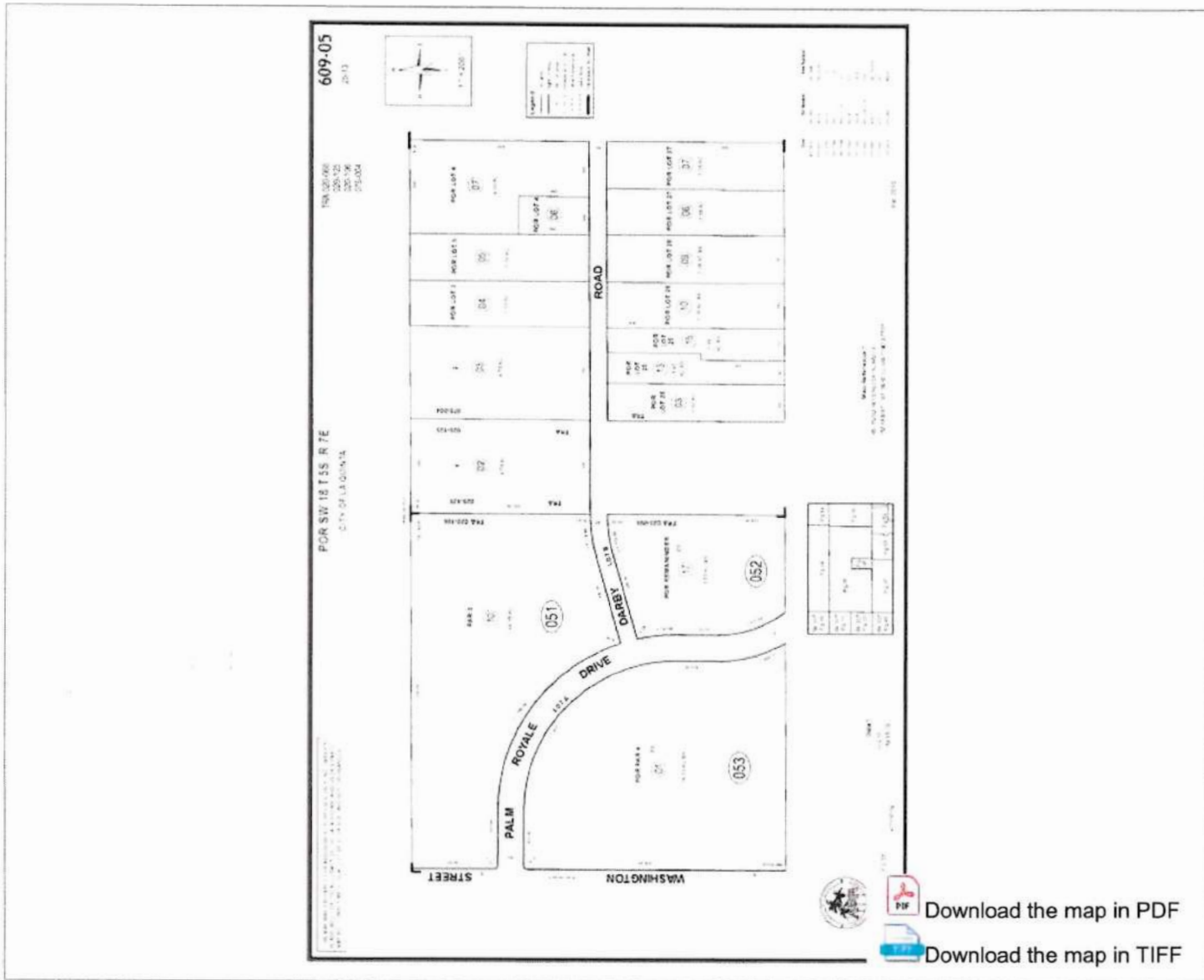


Subject Property Location

Property Address 78220 DARBY RD
City, State & Zip BERMUDA DUNES, CA 92203-9755
County RIVERSIDE COUNTY

Report Date: 11/17/2023
Order ID: R132137878

Parcel Number 609-051-002



Download the map in PDF
Download the map in TIFF

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# Riverside County Parcel Report

APN(s):609051002

## DISCLAIMER

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## MAPS/IMAGES



## PARCEL

APN	609-051-002-9	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. V MANUEL PEREZ, DISTRICT 4
Previous APN	609051002	Township/Range	T5SR7E SEC 18 NW
Owner Name	NOT AVAILABLE ONLINE	Elevation	116 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 819, GRID: F6
Mailing Address	609051002 2000 E 4TH ST STE 205 SANTA ANA CA 92705	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	609051002 Recorded Book/Page: RS 15/32 Subdivision Name: Lot/Parcel: 1 Block: Tract Number:	City Boundary	LA QUINTA
		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	609051002 Recorded lot size is 4.78 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

### EXHIBIT B

Property	609051002	County Service Area	NOT IN A COUNTY SERVICE AREA
Characteristics	Year Constructed: Baths: Bedrooms: Construction Type: Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO		

Annexation Date	2006-136-4 03/30/2007	LAFCO Case	2006-136-4 03/30/2007
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Proposals      NA

**PLANNING more...**

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	CITY	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	NA		
Area Plan (RCIP)	Western Coachella Valley	Airport Influence Areas	BERMUDA DUNES
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	BERMUDA DUNES, ZONE E
<a href="#">Zoning Classifications (ORD. 348)</a>	CHECK WITH THE CITY FOR MORE INFORMATION	Zoning Districts and Zoning Areas	BERMUDA DUNES DIST
Zoning Overlays	BERMUDA DUNES	Community Advisory Councils	BERMUDA DUNES CC
Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		

Residential Permit Stats

NA

**ENVIRONMENTAL more...**

<a href="#">CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</a>	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
<a href="#">WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</a>	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

**Fire**

Fire Hazard Classification ( <a href="#">Ord. 787</a> )	NOT IN A FIRE HAZARD ZONE	Fire Responsibility Area	NOT IN A FIRE RESPONSIBILITY AREA
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**DEVELOPMENT FEES**

<a href="#">CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</a>	COACHELLA VALLEY	RBBD (Road & Bridge Benefit District)	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area ( <a href="#">Ord. 810</a> )	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF ( <a href="#">Development Impact Fee Area Ord. 659</a> )	WESTERN COACHELLA VALLEY, AREA 2

Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

### TRANSPORTATION more...

Circulation Element	NOT IN A CIRCULATION ELEMENT	Road Book Page	207B
Ultimate Right-of-Way	RIGHT-OF-WAY	Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

### HYDROLOGY

Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED	Watershed	WHITEWATER
Water District	COACHELLA VALLEY WATER DISTRICT		
Flood Control District	COACHELLA VALLEY WATER DISTRICT		

### GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	MODERATE		
Subsidence	SUSCEPTIBLE		

### MISCELLANEOUS

School District	DESERT SANDS UNIFIED
Communities	BERMUDA DUNES
Lighting (Ord. 655)	ZONE: B
Census Tract	452.14
Farmland	UNIQUE FARMLAND URBAN-BUILT UP LAND
Special Notes	PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.
Tax Rate Areas	020125 - CITRUS PEST CONTROL 2 020125 - CITY OF LA QUINTA 020125 - CO FREE LIBRARY 020125 - CO STRUCTURE FIRE PROTECTION 020125 - COACHELLA VALLEY JOINT BLO HS 020125 - COACHELLA VALLEY PUBLIC CEMETERY 020125 - COACHELLA VALLEY REC & PK 020125 - COACHELLA VALLEY RESOURCE CONS 020125 - COACHELLA VALLEY WATER DISTRICT 020125 - CSA 152 020125 - CV MOSQUITO & VECTOR CONTROL 020125 - CVWD IMP DIST 1 DS 020125 - CVWD STORM WATER UNIT 020125 - DESERT COMMUNITY COLLEGE 020125 - DESERT SANDS UNIFIED SCHOOL 020125 - GENERAL 020125 - GENERAL PURPOSE 020125 - RIV CO REGIONAL PARK & OPEN SP



## Department of Environmental Health Permits

## Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

## Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

## PLUS PERMITS &amp; CASES

## Administrative Cases

Case	Case Description	Status
N/A	N/A	N/A

## Building and Safety Cases

Case	Case Description	Status
032492	20 AMP SVC TO CABLE T V	FINAL
384816	GRADING - COMMERCIAL	ISSUED
397229	RENEWAL - GRADING-COMMERCIAL	ISSUED
BEL001176	IRRIGATION PEDESTAL FOR PUMP	FINAL

## Code Cases

Case	Case Description	Status
N/A	N/A	N/A

## Fire Cases

Case	Case Description	Status
N/A	N/A	N/A

## Planning Cases

Case	Case Description	Status
EXT00404	FIRST EXT. OF TIME TR 23961 FIRST EXTENSION FOR TR 23961 TO 12/5/92. NON-EA TR 23961, EXT 757, UPH 91 609040005	APPROVED
EXT00757	SECOND EXTENSION OF TIME FOR PM 23961 SECOND EXTENSION FOR TR 23961 TO 12/5/93 NON-EA TR 23961, EXT 404, UPH 91	APPROVED
EXT01090	3RD EXT OF TIME FOR TR 23961 THIRD EXTENSION FOR TR 23961 TO 12/5/96 TR 23961	APPROVED
LLA05167	ADJUST THREE CONTIGOUS LOT LINES	APPROVED
TR23961	DNVIE 15 ACRES INTO 40 LOTS EA 33675, VAR 1544 EXT 404, EXT 757, EXT 1090, UPH 91	APPROVED
UPH00091	PHASE TRACT UNIT PHASING OF TR 23961 NON-EA TR 23961, EXT 404, EXT 757	APPROVED

## Survey Cases

Case	Case Description	Status
MAP37140		ISSUED

**Transportation Cases**

<b>Case</b>		<b>Case Description</b>	<b>Status</b>
N/A	N/A		N/A

Recording Requested By:

Broad and Tank Farm Investments, LLC

NAME

ADDRESS 2390-C Las Posas Road, #209

CITY Camarillo

STATE & ZIP California 93010

APN: 053-421-003

Above Space for Recorder's Use Only

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0 CITY TAX \$0

computed on full value of property conveyed, or

computed on full value of items or encumbrances remaining at time of sale,

Unincorporated area  City of \_\_\_\_\_, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nicholas Hughan, Trustee of the Nicholas Hughan Trust dated February 10, 2017, as to an undivided 12.5% interest, hereby

GRANT(s) to Broad and Tank Farm Investments, LLC the following

described real property in the City of San Luis Obispo County of San Luis Obispo, State of California:

See Exhibit "A" attached

Dated: \_\_\_\_\_

\_\_\_\_\_  
Nicholas Hughan, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF \_\_\_\_\_ ) SS

On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE \_\_\_\_\_ (SEAL)

MAIL TAX STATEMENT TO ADDRESS AS SHOWN ABOVE



Recording Requested By:

Southern Camarillo Enterprises, LLC

ADDRESS 2390-C Las Posas Road #209

CITY Camarillo  
STATE & ZIP California 93010

APN: 053-421-003

Above Space for Recorder's Use Only

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$<sup>0</sup> CITY TAX \$<sup>0</sup>  
 computed on full value of property conveyed, or  
 computed on full value of items or encumbrances remaining at time of sale,  
 Unincorporated area  City of \_\_\_\_\_, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Matthew Hughan, Trustee of the Matthew Hughan Trust dated May 13, 2017, as to an undivided 12.5 % hereby

GRANT(s) to Southern Camarillo Enterprise, LLC the following

described real property in the City of San Luis Obispo County of San Luis Obispo, State of California:

See Exhibit "A" attached

Dated: \_\_\_\_\_

\_\_\_\_\_  
Matthew Hughan, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA}  
COUNTY OF \_\_\_\_\_} SS

On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

SIGNATURE \_\_\_\_\_ (SEAL)

MAIL TAX STATEMENT TO ADDRESS AS SHOWN ABOVE

**EXHIBIT "A"**

**Legal Description**

APN: 053-421-003

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 82 AND 83 OF SAN LUIS OBISPO SUBURBAN TRACT, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED FEBRUARY 7, 1906 IN BOOK 1 PAGE 92 OF RECORD OF SURVEYS, SAN LUIS OBISPO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA IN THE GRANT DEED RECORDED APRIL 21, 1975 IN BOOK 1828 PAGE 829 AS DOCUMENT NO. 11865 OF OFFICIAL RECORDS.

**From:** Claudia Snyder <highlandpalmsneighbors@gmail.com>  
**Sent:** Tuesday, November 21, 2023 9:42 AM  
**To:** City Clerk Mail  
**Cc:** Monika Radeva; Jon McMillen; stevenhdeleon@gmail.com; thomas.coulter@thedesertsun.com  
**Subject:** WRITTEN COMMENTS - SRE/ Mayoral Fundraiser on 10/12/2022 - The Highland Palms Neighbors of La Quinta  
**Attachments:** \_Get Friends\_ Video Transcript.docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL:** This message originated outside of the City of La Quinta. Please use proper judgement and caution when opening attachments, clicking links or responding to requests for information.

On October 12th of last year, Highland Palms neighbors were blindsided by an unpermitted Mayoral Fundraiser for which, as per the attached "Get Friends" video, Mayor Evans stated that she paid for the food.

For the record, despite several requests for evidence, to date, we have nothing that shows that the event was permitted, despite Mayor Evans's assertions that It's a permitted event... "[the owner of the Dupont Estate] is following the rules" and we can prove that the event exceeded the 50-person threshold that disqualifies it from being a "gathering of friends" as Mayor Evans **simultaneously** tried to argue (also in the "Get Friends" video). **For the record, which was it, Mayor Evans?**

At this point, we are respectfully requesting evidence of Mayor Evans' assertion that she paid for the food at her Mayoral Fundraiser. Per our research, the event was catered by Steven De Leon of Den of Lions Catering (909-510-3811; [stevenhdeleon@gmail.com](mailto:stevenhdeleon@gmail.com) (cc'ed); @denoflionsbbqandgrill).

Finally, in a recent meeting with the City Manager and Councilmember Fitzpatrick, Ms. Fitzpatrick stated that Mayor Evans was having a "bad day" when she told neighbor and former reporter, Melissa Labayog, who questioned her in the "Get Friends" video, to try getting some friends. We understand that everyone- including the Mayor- has bad days and would like to ask the Mayor when Mrs. Labayog can expect to receive an apology for the documented insult.

We look forward to a prompt reply.

Claudia Snyder



[Get Some Friends - Made with Clipchamp\\_16794377...](#)



[-1166192391563333095.jpg](#)



[-8749015299271790905.jpg](#)



## Re Special Events Permits (for Residential Neighborhoods)

Transcript from video (“Get Friends”) shot in October 2022 by a concerned neighbor as she interviewed Mayor Evans as the latter arrived at an unannounced Mayoral Fundraiser at the DuPot Estate in the Highland Palms neighborhood of La Quinta.

Neighbor: What are your thoughts on an event in a neighborhood that’s not really built for it?

Mayor: It’s a permitted event.

Neighbor: Huh?

Mayor: It’s a permitted event. She’s following the rules.

Neighbor: So, you think it’s okay, though? I mean, would you like this next to you, Mayor?

Mayor: I have gatherings at my house and my friends enjoy spending time with me.

Neighbor: ... Every weekend?! I can’t move, Mayor. I’m trapped next to a Pot Motel because of your policies.

... Okay...

Alright, well, I guess you and [Councilmember] Pena are OK with large events in small neighborhoods, is what you’re telling me. Is that correct?

Mayor: It’s a gathering of friends.

Neighbor: OK

Mayor: You should try getting some!

Neighbor: I have plenty of friends, Mayor!