

Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: November, 2013

### APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550  
\_\_\_\_\_  
Newport Beach, CA 92660  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

Engineer/Representative's Name: Paul Quill E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio  
\_\_\_\_\_  
La Quinta, CA 92253  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (760) 771-8050 Fax No: (949) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC E-Mail: jim.stockhausen@sabalfin.com

Mailing Address: 4675 MacArthur Court, Suite 1550  
\_\_\_\_\_  
Newport Beach, CA 92660  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (949) 255-2682 Fax No: (949) 255-2682

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

## APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**Jim Stockhausen**

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

**Jim Stockhausen**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-290-003

Section: 35

Township: 6

Range: 7E SBBM

Approximate Gross Acreage: 80

General location (nearby or cross streets): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2013, page 5590, F1, F2, G1, G2

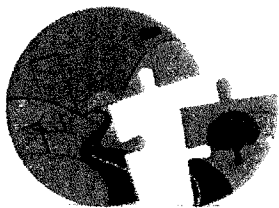
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Project proposes to change the zoning from A 1-10 to SP for +/- 80.88 acres in unincorporated County of Riverside, Vista Santa Rosa Community, Eastern Coachella Valley Area Plan.

EAST 1/2 OF the NORTHWEST 1/4, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 7 E SBBM

Related cases filed in conjunction with this request:

GPA 1125, TTM 36590, Specific Plan # \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36590

DATE SUBMITTED: November, 2013

### APPLICATION INFORMATION

Applicant's Name: Cal Thermal Real Estate, LLC

E-Mail: jimstockhausen@sabalfin.com

Mailing Address: c/o Sabal Financial Group, 4675 MacArthur Court, Suite 1550

Newport Beach, CA 92660

City

State

ZIP

Daytime Phone No: ( 949 ) 255-2682

Fax No: ( 949 ) 255-2682

Engineer/Representative's Name: Paul D. Quill

E-Mail: paul@quillenterprises.net

Mailing Address: 51245 Avenida Rubio

La Quinta, CA 92253

City

State

ZIP

Daytime Phone No: ( 760 ) 771-8050

Fax No: ( 760 ) 771-8050

Property Owner's Name: Cal Thermal Real Estate, LLC

E-Mail: jimstockhausen@sabalfin.com

Mailing Address: (same as Applicant above)

Street

City

State

ZIP

Daytime Phone No: ( 949 ) 255-2682

Fax No: ( 949 ) 255-2682

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Jim Stockhausen for Cal Thermal Real Estate, LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jim Stockhausen for Cal Thermal Real Estate, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-290-003

Section: 35 Township: 6 Range: 7E SBBM

Approximate Gross Acreage: 80.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Avenue 61, South of Avenue 60, East of Monroe Street, West of Jackson Street.

Thomas Brothers map, edition year, page number, and coordinates: Page 5590 F1,F2,G1 and G2, 2013

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

Project is proposed as a residential subdivision map of approximately 230 residential lots on 80 acres that will be a PRD under a Specific Plan. Additional Letter lots for open space and streets will be included. Project will have private streets and be HOA maintained.

Related cases filed in conjunction with this request:

GPA 1125, Specific Plan, Change of Zone

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation, Cultural Resources

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

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1,350 feet approx.

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

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1,350 feet approx.

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cal Thermal Real Estate, LLC – Representative: Paul Quill – Fourth/Fourth Supervisorial District - Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – Zoning: Light Agriculture-10 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture -10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. (Legislative)

TIME OF HEARING: **9:30 a.m.** or as soon as possible thereafter  
**DECEMBER 3, 2014**  
COACHELLA VALLEY WATER DISTRICT  
BOARD ROOM  
75515 HOVLEY LANE EAST  
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
Attn: Paul Rull  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on JULY 16, 2014  
the attached property owners list was prepared by PLANNING DEPARTMENT,  
APN(s) or case numbers GPA1125 SP385 CZ7814 TR36590  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 1500'.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: PAUL RULL

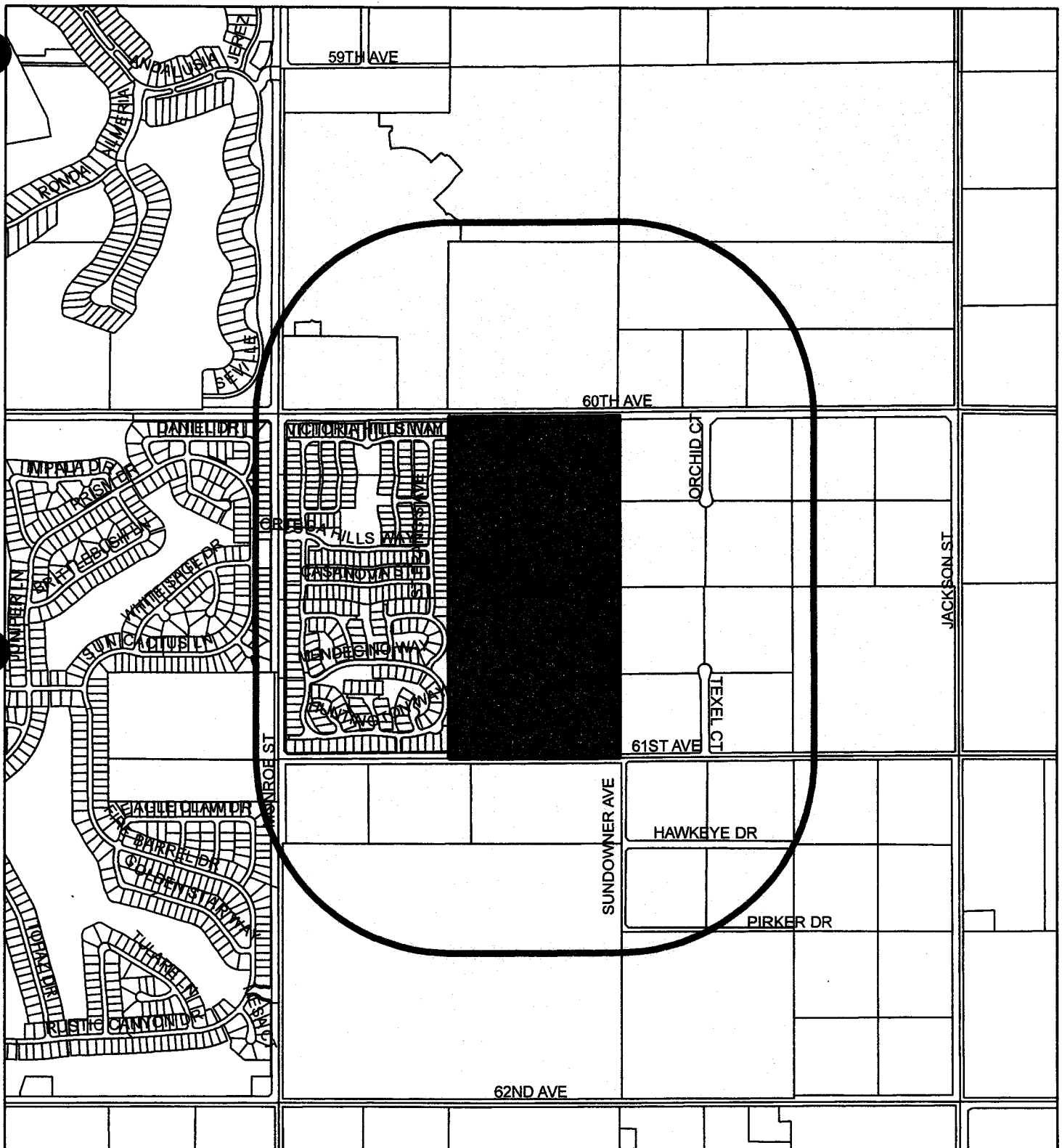
TITLE: PROJECT MANANGER

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-0972



## TR36590 (1,500 Foot Buffer)



## Case Owner Buffer



## Case Boundary



## Parcel Boundaries



### Surrounding Owner Parcels



Feet



1,000 500 0 1,000

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.

A&J MCKEEVER HOLDINGS  
49024 CROQUET CT  
INDIO, CA. 92201

PABLO ACEVEDO  
83649 INDIO BLV  
INDIO, CA. 92201

RANDY ANDRUS  
60262 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

BALDEMOR LETICIA ESTATE OF  
C/O FRANCIS AKAHOSHI  
P O BOX 53851  
IRVINE, CA. 92619

BARTON LAND LA QUINTA  
751 LAUREL AVE STE 519  
SAN CARLOS, CA. 94070

CRAIG BEDARD  
78365 HWY 111 NO 297  
LA QUINTA, CA. 92203

DANIEL M BEMIS  
81478 GOLDEN POPPY WAY  
LA QUINTA, CA. 92253

RANDY BENNETT  
8308 KNOLLWOOD DR  
MOUNDSVILLE, MN. 55112

PATRICIA R BLANK  
22 REGALO DR  
MISSION VIEJO, CA. 92692

JAMES BLANTON  
47615 VIA MONTESSA  
LA QUINTA, CA. 92253

SUSAN GAIL BRADLEY  
60636 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

MARCUS BROWN  
81972 DANIEL DR  
LA QUINTA, CA. 92253

CAL SUNGOLD INC  
C/O EFREN CASTRO  
P O BOX 1540  
INDIO, CA. 92202

CAL THERMAL REAL ESTATE  
C/O JIM STOCKHAUSEN  
4675 MACARTHUR CT NO 1550  
NEWPORT BEACH, CA. 92660

JESUS ARIEL CASTRO  
[REDACTED] 4 PORTOLA CIR  
INDIO, CA. 92201

NEIL CORTESI  
60724 OROURKE CIR  
LA QUINTA, CA. 92253

CVWD  
P O BOX 1058  
COACHELLA, CA. 92236

CVWD  
P O BOX 1058  
COACHELLA VALLEY, CA. 92236

JENNIE DOPIERALA  
1830 LA MANZANITA ST  
SOUTH PASADENA, CA. 91030

TED D EICHELBERGER  
C/O DAVID DAYTON INC AND NOMINEE  
P O BOX 2075  
PALM DESERT, CA. 92261

RICHARD E FAUSEL  
42311 MAY PEN RD  
INDIO, CA. 92201

CANDELARIO FELIX  
P O BOX 854  
LA QUINTA, CA. 92247

KLAUS FUERNISS  
81924 DANIEL DR  
LA QUINTA, CA. 92253

WILLIAM W FURNISS  
1 SEGADA  
RCH SANTA MARGARITA, CA. 92688

GEORGE GARZA  
P O BOX 5385  
LA QUINTA, CA. 92248

IRENE MAY GROVES  
60482 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

JOHN R HAVERTY  
60746 OROURKE CIR  
LA QUINTA, CA. 92253

PATRICK ISOM  
61188 CACTUS SPRING DR  
LA QUINTA, CA. 92253

HAROUTIOUN VARTAN KAMBERIAN  
11616 SPY GLASS DR  
NORTHRIDGE, CA. 91326

KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR, CA. 92595

JIM KUSNERIK  
3755 PRINCETON WAY  
MEDFORD, OR. 97504

LOGAN LANDSCAPE INC  
60225 JACKSON ST  
THERMAL, CA. 92274

GUADALUPE ANGULO LOPEZ  
60290 ORCHID CT  
THERMAL, CA. 92274

RONALD J LUCAS  
81936 DANIEL DR  
LA QUINTA, CA. 92253

GAYLE M LUNDMARK  
2490 REFIR CT NW  
SALEM, OR. 97304

RICHARD WILLIAM MCMANUS  
1100 PEBBLE BEACH DR  
CLE ELUM, WA. 98922

MCPHAIL PROP INTERNATIONAL  
0  
,.0

JOY R MEDEIROS  
60240 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

MERRILL LYNCH TRUST CO  
C/O HARDING & CARBONE  
3903 BELLAIRE BLV  
HOUSTON, TX. 77025

MONROE DATES  
C/O CRAIG A KNIGHT  
1387 AMBASSADOR WAY  
SALT LAKE CITY, UT. 84108

VERNON S MOORE  
31 FAIRWAY DR  
DOUGLAS, WY. 82633

NICHOLAS J PANDULLO  
60680 OROURKE CIR  
LA QUINTA, CA. 92253

BARBARA W PAXSON  
6000 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLV  
COACHELLA, CA. 92236

GERALD O PETERSON  
61210 CACTUS SPRING DR  
LA QUINTA, CA. 92253

MARK L RINDLESBACH  
C/O RINDLESBACH CONST  
82950 AVENUE 61  
THERMAL, CA. 92274

CARDINAL PRODUCE SALES  
C/O JOHN POWELL JR  
85810 PETER RABBIT LN  
COACHELLA, CA. 92236

SEARSVILLE LAND CO  
700 LARKSPUR LANDING 199  
LARKSPUR, CA. 94939

SHEA LA QUINTA  
C/O JEFF MCQUEEN  
8000 N GAINEY CENTER 350  
TOTTSDALE, AZ. 85258

GARY SHERFF  
60504 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

RONALD G STINSON  
2949 ARDON LN  
CASPER, WY. 82609

T D DESERT DEV  
81570 CARBONERAS  
LA QUINTA, CA. 92253

RUSSELL L THORNTON  
13528 CHELLY CT  
SAN DIEGO, CA. 92129

TRILOGY AT GLEN IVY MAINTENANCE ASSN  
24503 TRILOGY PKWY  
CORONA, CA. 92883

TRILOGY AT LA QUINTA MAINTENANCE ASSN  
60750 TRILOGY PARKWAY  
LA QUINTA, CA. 92253

RUSTY TURNER  
C/O TURNER DEV CORP  
1500 QUAIL ST STE 150  
NEWPORT BEACH, CA. 92660

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

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La Quinta CA 92253

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La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Torres-Martinez Desert Cahuilla Indians  
Attn: Mary Resvaloso  
P.O. Box 1160  
Thermal CA 92274

Vista Santa Rosa Community Council  
c/o Mike Gialdini  
4th District Supervisor Office

Coachella Valley Water District  
P.O. Box 1058  
Coachella CA 92236

4th District Planning Commissioner  
Attn: Bill Sanchez  
Mail Stop: 1070

4th District Supervisor Office  
Attn: Mike Gialdini  
Mail Stop: 1004

Coachella Valley Unified School District  
P.O. Box 847  
Thermal CA 92274-8901

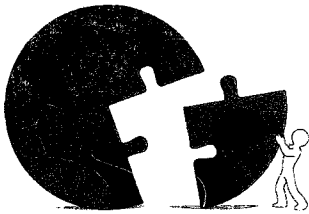
City of La Quinta  
Attn: Principal Planner Wallace Nesbit  
P.O. Box 1504  
La Quinta CA 92247-1504

Riverside County Waste Department  
14310 Frederick Street  
Moreno Valley CA 92553

Torres-Martinez Desert Cahuilla Indians  
Attn: Roland Ferrer  
P.O. Box 1160  
Thermal CA 92274

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 77588 El Duna Court, Suite H  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**Environmental Assessment No.42633, General Plan Amendment No.1125, Specific Plan No.385, Change of Zone No.7814,Tentative Tract Map No.36590**

*Project Title/Case Numbers*

**Paul Rull, Project Manager**  
*County Contact Person*

**951-955-0972**  
*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Cal Thermal Real Estate, LLC**  
*Project Applicant*

**4675 MacArthur Court Suite 1550, Newport Beach CA 92660**  
*Address*

**Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue**  
*Project Location*

The **General Plan Amendment** proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The **Specific Plan** proposes an 80.9 acre residential community of up to 230 homes in varying densities from 1 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The **Change of Zone** proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The **Tentative Tract Map** proposes schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised 7/17/2014

Y:\Planning Case Files-Riverside office\TR36590\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42633 ZCFG7814 \$50.00

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1407520

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: CAL THERMAL REAL ESTATE LLC \$2,181.25  
paid by: AE 204512  
EA42633  
paid towards: CFG06010 CALIF FISH & GAME: DOC FEE  
at parcel: 82325 AVENUE 60 THER  
appl type: CFG3

By \_\_\_\_\_ Jul 17, 2014 11:49  
MGARDNER posting date Jul 17, 2014

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,181.25 |

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1310200

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: CAL THERMAL REAL ESTATE LLC  
paid by: CK 15760  
EA42633

\$50.00

paid towards: CFG06010 CALIF FISH & GAME: DOC FEE  
at parcel: 82325 AVENUE 60 THER  
appl type: CFG3

By \_\_\_\_\_ Oct 23, 2013 15:51  
MGARDNER posting date Oct 23, 2013

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

Overpayments of less than \$5.00 will not be refunded!



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 11, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: SP 385; GPA 1125; ZC 7814 and TTM 36590

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Sunday, February 15, 2015.**

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,

*Cecilia Gil*

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

**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, February 11, 2015 8:24 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: SP 385 GPA 1125 ZC 7814 TTM 36590

Received for publication on Feb. 15. Proof with cost to follow.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

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**The Press-Enterprise** PE.COM / UNIDOS  
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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Wednesday, February 11, 2015 8:22 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: SP 385 GPA 1125 ZC 7814 TTM 36590

Notice of Public Hearing, for publication on Sunday, Feb. 15, 2015. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

February 11, 2015

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

FAX: (760) 778-4731  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: NOTICE OF PUBLIC HEARING: SP 385; GPA 1125; ZC 7814 and TTM 36590

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Sunday, February 15, 2015.**

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,

*Cecilia Gil*

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

**Gil, Cecilia**

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Wednesday, February 11, 2015 8:55 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: SP 385 GPA 1125 ZC 7814 TTM 36590

Good Morning Cecilia ☺

Ad received and will publish on date(s) requested.

**Charlene Moeller** | Customer Care Representative / Legals

The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
t 760.778.4578 | f 760.778.4528  
[legals@thedesertsun.com](mailto:legals@thedesertsun.com) / [dpwlegals@thedesertsun.com](mailto:dpwlegals@thedesertsun.com)

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Wednesday, February 11, 2015 8:23 AM  
**To:** Email, TDS-Legals  
**Subject:** FOR PUBLICATION: SP 385 GPA 1125 ZC 7814 TTM 36590

Notice of Public Hearing, for publication on Sunday, Feb. 15, 2015. Please confirm. THANK YOU!

***Cecilia Gil***  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 11, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

SP 385; GPA 1125; CZ 7814 and TTM 36590

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:** March 10, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: February 11, 2015  
Cecilia Gil



**Gil, Cécilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, February 11, 2015 12:48 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: SP 385 GPA 1125 ZC 7814 TTM 36590

received

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Wednesday, February 11, 2015 8:24 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: SP 385 GPA 1125 ZC 7814 TTM 36590

Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP IN THE 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 10, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cal Thermal Real Estate, LLC – Paul Quill, on **Specific Plan No. 385**, which proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre, and also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station; **General Plan Amendment No. 1125**, which proposes to amend the Land Use Designation of the site from Agriculture: Agriculture (AG:AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan; **Change of Zone No. 7814**, which proposes to change the zoning from Light Agriculture - 10 Acre Minimum (A-1-10) to Specific Plan (SP), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36590, Schedule A**, which proposes to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot ("the project"). The project is located northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue in the Lower Coachella Valley / Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42633**.

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 Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [PRULL@rctlma.org](mailto:PRULL@rctlma.org).

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

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

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

Dated: February 11, 2015

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

## **CERTIFICATE OF MAILING**

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

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 11, 2015, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

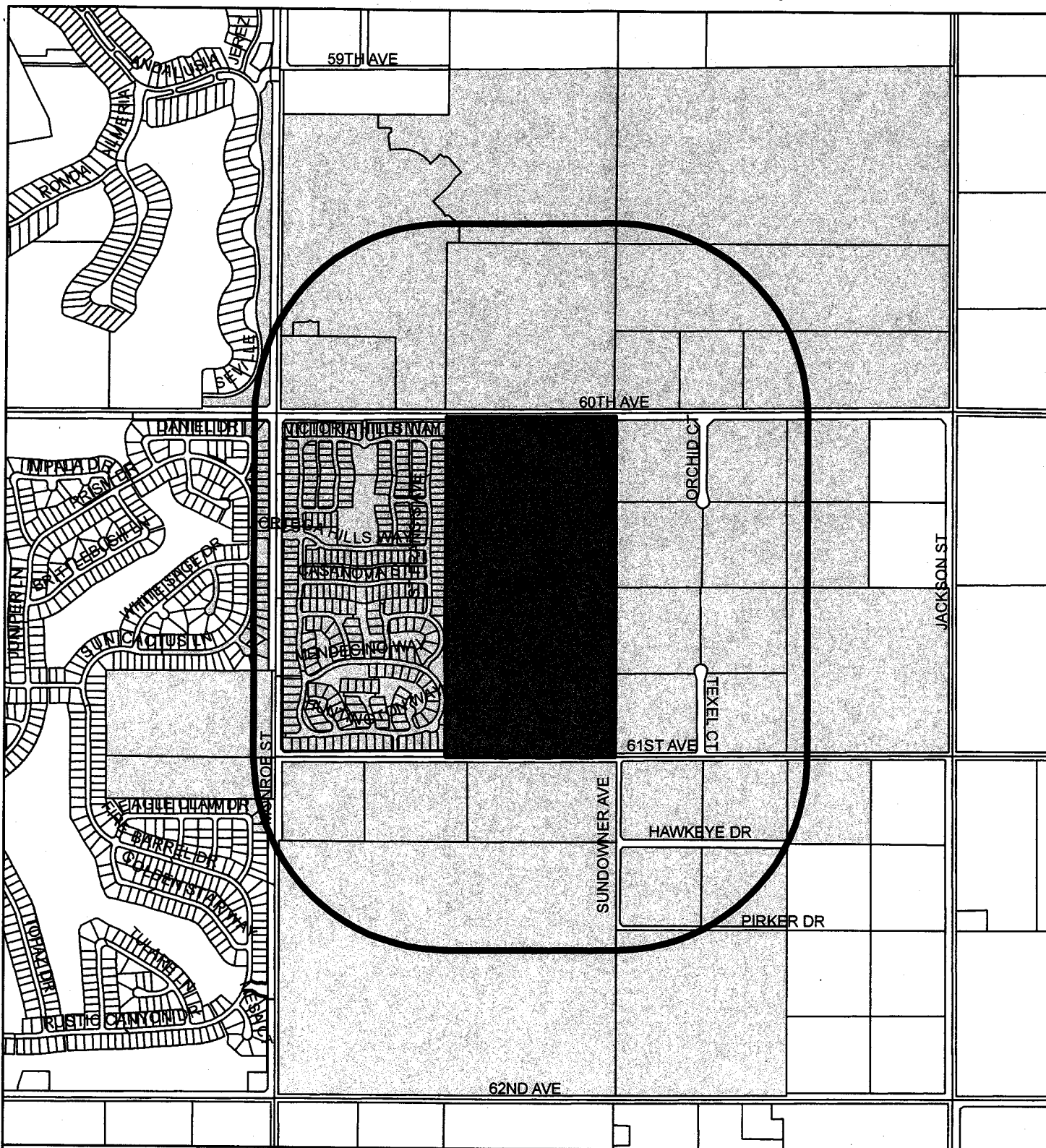
SP 385; GPA 1125; CZ 7814 and TTM 36590





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.

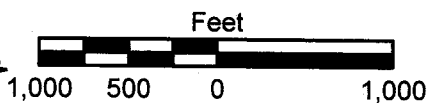
**Board Agenda Date:** March 10, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: February 11, 2015  
Cecilia Gil

# TR36590 (1,500 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by prull on 7/16/2014

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.

## PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on JULY 16, 2014  
the attached property owners list was prepared by PLANNING DEPARTMENT,  
APN(s) or case numbers GPA1125 SP385 CZ7814 TR36590  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 1500'.

Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: PAUL RULL

TITLE: PROJECT MANANGER

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

A&J MCKEEVER HOLDINGS  
49024 CROQUET CT  
INDIO, CA. 92201

PABLO ACEVEDO  
83649 INDIO BLV  
INDIO, CA. 92201

RANDY ANDRUS  
60262 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

BALDEMOR LETICIA ESTATE OF  
C/O FRANCIS AKAHOSHI  
P O BOX 53851  
IRVINE, CA. 92619

BARTON LAND LA QUINTA  
751 LAUREL AVE STE 519  
SAN CARLOS, CA. 94070

CRAIG BEDARD  
78365 HWY 111 NO 297  
LA QUINTA, CA. 92203

DANIEL M BEMIS  
81478 GOLDEN POPPY WAY  
LA QUINTA, CA. 92253

RANDY BENNETT  
8308 KNOLLWOOD DR  
MOUNDSVILLE, MN. 55112

PATRICIA R BLANK  
22 REGALO DR  
MISSION VIEJO, CA. 92692

JAMES BLANTON  
47615 VIA MONTESSA  
LA QUINTA, CA. 92253

SUSAN GAIL BRADLEY  
60636 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

MARCUS BROWN  
81972 DANIEL DR  
LA QUINTA, CA. 92253

CAL SUNGOLD INC  
C/O EFREN CASTRO  
P O BOX 1540  
INDIO, CA. 92202

CAL THERMAL REAL ESTATE  
C/O JIM STOCKHAUSEN  
4675 MACARTHUR CT NO 1550  
NEWPORT BEACH, CA. 92660



JESUS ARIEL CASTRO  
81064 PORTOLA CIR  
INDIO, CA. 92201

CVWD  
P O BOX 1058  
COACHELLA, CA. 92236

JENNIE DOPIERALA  
1830 LA MANZANITA ST  
SOUTH PASADENA, CA. 91030

RICHARD E FAUSEL  
42311 MAY PEN RD  
INDIO, CA. 92201

KLAUS FUERNISS  
81924 DANIEL DR  
LA QUINTA, CA. 92253

GEORGE GARZA  
P O BOX 5385  
LA QUINTA, CA. 92248

JOHN R HAVERTY  
60746 OROURKE CIR  
LA QUINTA, CA. 92253

NEIL CORTESI  
60724 OROURKE CIR  
LA QUINTA, CA. 92253

CVWD  
P O BOX 1058  
COACHELLA VALLEY, CA. 92236

TED D EICHELBERGER  
C/O DAVID DAYTON INC AND NOMINEE  
P O BOX 2075  
PALM DESERT, CA. 92261

CANDELARIO FELIX  
P O BOX 854  
LA QUINTA, CA. 92247

WILLIAM W FURNISS  
1 SEGADA  
RCH SANTA MARGARITA, CA. 92688

IRENE MAY GROVES  
60482 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

PATRICK ISOM  
61188 CACTUS SPRING DR  
LA QUINTA, CA. 92253

HAROUTIOUN VARTAN KAMBERIAN  
11616 SPY GLASS DR  
NORTHRIDGE, CA. 91326

JIM KUSNERIK  
3755 PRINCETON WAY  
MEDFORD, OR. 97504

GUADALUPE ANGULO LOPEZ  
60290 ORCHID CT  
THERMAL, CA. 92274

GAYLE M LUNDMARK  
2490 REFIR CT NW  
SALEM, OR. 97304

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MERRILL LYNCH TRUST CO  
C/O HARDING & CARBONE  
3903 BELLAIRE BLV  
HOUSTON, TX. 77025

VERNON S MOORE  
31 FAIRWAY DR  
DOUGLAS, WY. 82633

KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR, CA. 92595

LOGAN LANDSCAPE INC  
60225 JACKSON ST  
THERMAL, CA. 92274

RONALD J LUCAS  
81936 DANIEL DR  
LA QUINTA, CA. 92253

RICHARD WILLIAM MCMANUS  
1100 PEBBLE BEACH DR  
CLE ELUM, WA. 98922

JOY R MEDEIROS  
60240 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

MONROE DATES  
C/O CRAIG A KNIGHT  
1387 AMBASSADOR WAY  
SALT LAKE CITY, UT. 84108

NICHOLAS J PANDULLO  
60680 OROURKE CIR  
LA QUINTA, CA. 92253





BARBARA W PAXSON  
60306 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

GERALD O PETERSON  
61210 CACTUS SPRING DR  
LA QUINTA, CA. 92253

CARDINAL PRODUCE SALES  
C/O JOHN POWELL JR  
85810 PETER RABBIT LN  
COACHELLA, CA. 92236

SHEA LA QUINTA  
C/O JEFF MCQUEEN  
8800 N GAINES CENTER 350  
SCOTTSDALE, AZ. 85258

RONALD G STINSON  
2949 ARDON LN  
CASPER, WY. 82609

RUSSELL L THORNTON  
13528 CHELLY CT  
SAN DIEGO, CA. 92129

TRILOGY AT LA QUINTA MAINTENANCE ASSN  
60750 TRILOGY PARKWAY  
LA QUINTA, CA. 92253

PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLV  
COACHELLA, CA. 92236

MARK L RINDLESBACH  
C/O RINDLESBACH CONST  
82950 AVENUE 61  
THERMAL, CA. 92274

SEARSVILLE LAND CO  
700 LARKSPUR LANDING 199  
LARKSPUR, CA. 94939

GARY SHERFF  
60504 DESERT SHADOWS DR  
LA QUINTA, CA. 92253

T D DESERT DEV  
81570 CARBONERAS  
LA QUINTA, CA. 92253

TRILOGY AT GLEN IVY MAINTENANCE ASSN  
24503 TRILOGY PKWY  
CORONA, CA. 92883

RUSTY TURNER  
C/O TURNER DEV CORP  
1500 QUAIL ST STE 150  
NEWPORT BEACH, CA. 92660

REBECCA J WHITE  
617 BARCELONA DR  
SONOMA, CA. 95476

REBECCA J. WHITE  
617 BARCELONA DR  
SONOMA CA 95476



Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253

Cal Thermal Real Estate LLC  
4675 MacArthur Court, Suite 1550  
Newport Beach CA 92660

Paul Quill  
51245 Avenida Rubio  
La Quinta CA 92253



Torres-Martinez Desert Cahuilla Indians  
Attn: Mary Resvaloso  
P.O. Box 1160  
Thermal CA 92274

Vista Santa Rosa Community Council  
c/o Mike Gialdini  
4th District Supervisor Office

Coachella Valley Water District  
P.O. Box 1058  
Coachella CA 92236

4th District Planning Commissioner  
Attn: Bill Sanchez  
Mail Stop: 1070

4th District Supervisor Office  
Attn: Mike Gialdini  
Mail Stop: 1004

Coachella Valley Unified School District  
P.O. Box 847  
Thermal CA 92274-8901

City of La Quinta  
Attn: Principal Planner Wallace Nesbit  
P.O. Box 1504  
La Quinta CA 92247-1504

Riverside County Waste Department  
14310 Frederick Street  
Moreno Valley CA 92553

Torres-Martinez Desert Cahuilla Indians  
Attn: Roland Ferrer  
P.O. Box 1160  
Thermal CA 92274



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, AND A TENTATIVE TRACT MAP IN THE 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 10, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cal Thermal Real Estate, LLC – Paul Quill, on **Specific Plan No. 385**, which proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre, and also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station; **General Plan Amendment No. 1125**, which proposes to amend the Land Use Designation of the site from Agriculture: Agriculture (AG:AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan; **Change of Zone No. 7814**, which proposes to change the zoning from Light Agriculture - 10 Acre Minimum (A-1-10) to Specific Plan (SP), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36590, Schedule A**, which proposes to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot ("the project"). The project is located northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue in the Lower Coachella Valley / Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42633**.

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 Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PAUL RULL, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [PRULL@rctlma.org](mailto:PRULL@rctlma.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: February 11, 2015

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

16-3 of 03/10/15

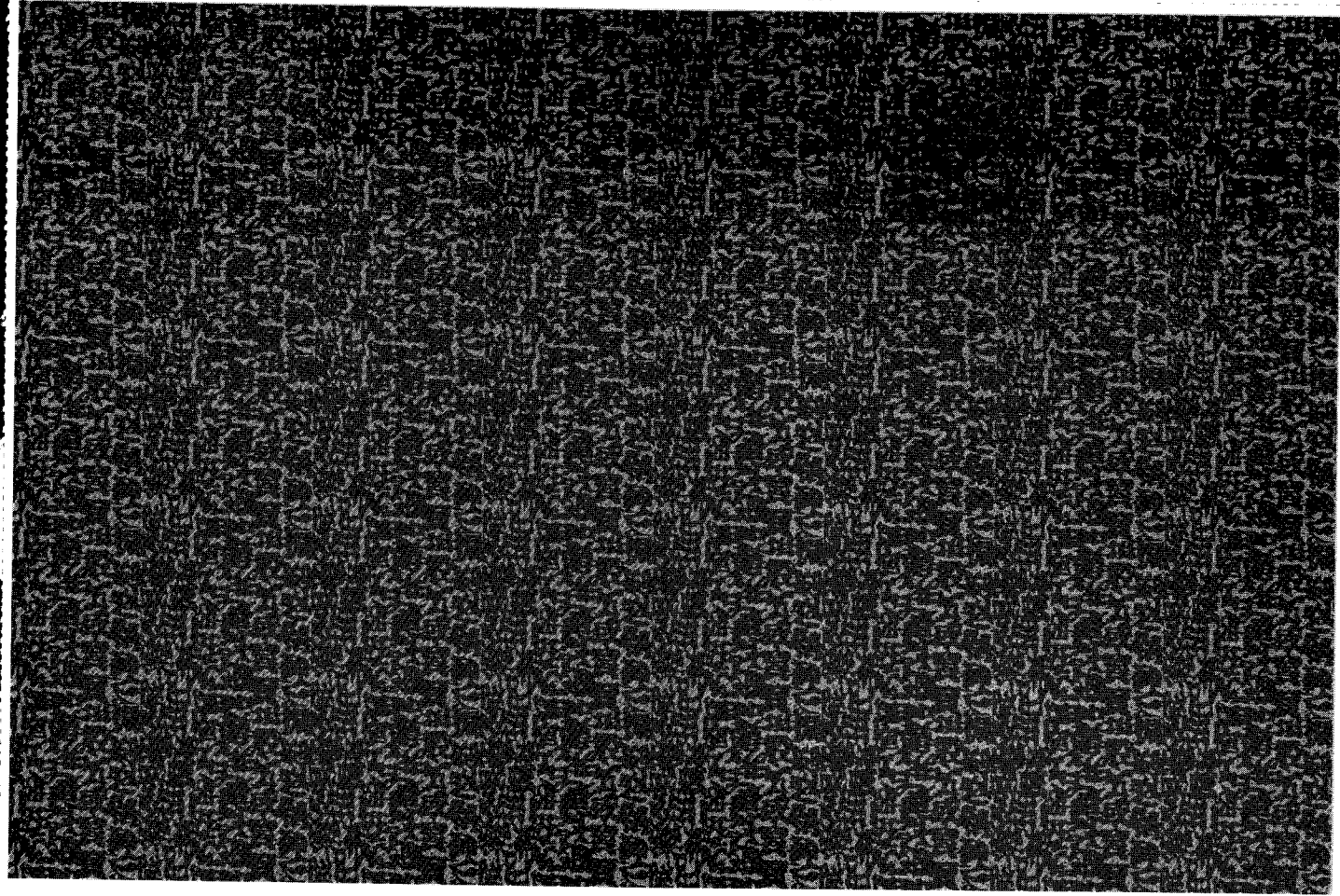
RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

2015 FEB 18 PM 3:08

Vista Santa Rosa Community Council  
c/o Mike Gialdini  
4th District Supervisor Office

**PUBLIC HEARING NOTICE**  
*This may affect your property*

Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

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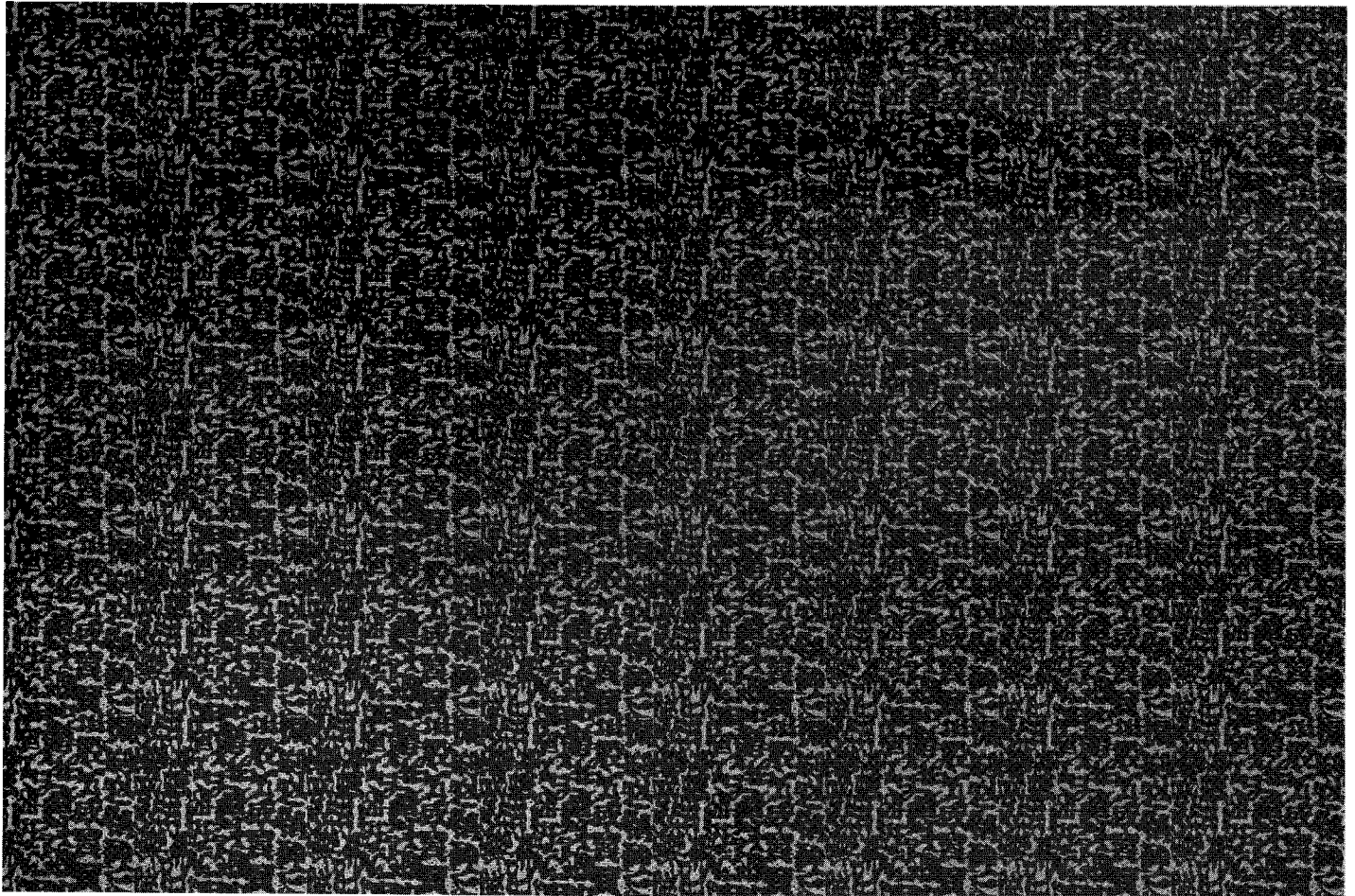
Dated: February 11, 2015

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

16-3 of 03/10/15



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



# **PUBLIC HEARING NOTICE**

*This may affect your property*

City of La Quinta  
Attn: Principal Planner Wallace Nesbit  
P.O. Box 1504  
La Quinta CA 92247-1504

CLERK OF SUPERVISORS  
COUNTY OF RIVERSIDE  
2015 FEB 23 AM 11:34

NIXIE 918 FE 1250 0002/18/15  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 92502114747 \*2808-06537-18-27  
00102051 9224



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Dated: February 11, 2015

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

16-3 of 03/10/15



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

## PUBLIC HEARING NOTICE

*This may affect your property*

TED D EICHELBERGER  
C/O DAVID DAYTON INC AND NOMINEE  
P O BOX 2075  
PALM DESERT, CA. 92261

2015 FEB 23 AM 11:34

RECEIVED RIVERSIDE COUNTY  
CLERK OF SUPERVISORS

NIXIE 918 FEB 12 60 0002/16/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92502114747 \*0818-01380-16-30 92502 @1147

001-RMB 92261

REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



| Date      | Reference Number | Description                     | Product/Zone     | Size      | Billed Units | Times Run | Rate | Gross Amount | Net Amount |
|-----------|------------------|---------------------------------|------------------|-----------|--------------|-----------|------|--------------|------------|
| 2/15/2015 | 10018370         | SP 385 GPA 1125 ZC 7814 TTM 365 | Press-Enterprise | 2 x 89 Li | 178          | 1         | 1.45 | 258.10       | 258.10     |

Ordered By: Cecilia Gil

2015 FEB 20 PM 12:18

Planning  
16-3 of 03/10/15  
ZC 7814

Legal Advertising Invoice

Balance  
\$258.10

| Sales Contact Information      |   | Advertiser Information              |  |  |
|--------------------------------|---|-------------------------------------|--|--|
| Maria Tinajero<br>951-368-9225 | Billing Period<br>02/15/2015 - 02/15/2015 | Billed Account Number<br>1100141323 | Advertiser/Client Number<br>1100141323 | Advertiser/Client Name<br>BOARD OF SUPERVISORS |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE**com

Legal Advertising Invoice

| Advertiser/Client Name                    |                                     |  |
|---|-------------------------------------|--|
| BOARD OF SUPERVISORS                      |                                     |  |
| Billing Period<br>02/15/2015 - 02/15/2015 | Billed Account Number<br>1100141323 | Advertiser/Client Number<br>1100141323 |
| Balance<br>\$258.10                       | Invoice Number<br>10018370          | Terms Of Payment<br>Due Upon Receipt   |

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

The Press-Enterprise  
POST OFFICE BOX 12009  
RIVERSIDE, CA 92502-2209

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P.)

Publication(s): The Press-Enterprise

## PROOF OF PUBLICATION OF

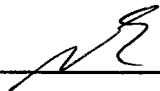
Ad Desc.: SP 385 GPA 1125 ZC 7814 TTM 36590 /

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, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, 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:

02/15/2015

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

Date: February 15, 2015  
At: Riverside, California



BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010018370-01

P.O. Number:

## Ad Copy:

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

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Dated: February 11, 2015  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

2/15

# The Desert Sun

mydesert.com

750 N. Gene Autry Trail  
Palm Springs, CA 92262  
Billing Inquiries: (866) 875-0854  
Main Office: (760) 322-8889

## ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.  
P.O. Box 677368 Dallas, TX 75267-7368  
A finance charge of 1.5% per month (18% Annually) will be  
added to balances not paid by the 20th.

RIV06900000000000000000000052070240012300810827

52

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

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE  
ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER  
ON REMITTANCE.

| Customer No.   | Invoice No. |
|----------------|-------------|
| RIV069         | 0005207024  |
| For the Period | Thru        |
| 02/02/15       | 03/01/15    |
| Due Date       | Amount Due  |
| 03/16/15       | 1,230.08    |
| AMOUNT PAID    |             |

| Date   | EDT            | Class           | Description              | Times Run   | Col                | Depth       | Total Size | Rate | Amount    |
|--|----------------|-----------------|--------------------------|---|--------------------|-------------|------------|------|-----------|
| 0202   |                |                 | BALANCE FORWARD          |   |                    |             |            |      | 6,537.84  |
| 0226   |                |                 | CREDIT CARD CHARGE       |   |                    |             |            |      | 6,615.78- |
| 0215   | CLS            | 0001            | CECILIA NO 0218 NOTICE O | 2   | 2                  | 101.00      | 404.00     |      | 226.18    |
| 0218   | CLS            | 0001            | CECILIA NO 0226 NOTICE T | 10  | 2                  | 44.00       | 880.00     |      | 485.60    |
| 0222   | CLS            | 0001            | CECILIA NO 0248 NOTICE I | 2   | 2                  | 173.00      | 692.00     |      | 383.14    |
| 0227   | CLS            | 0001            | GPA 856 NO 0265 NOTICE O | 2   | 2                  | 95.00       | 380.00     |      | 213.10    |
| <u>0218 - Planning</u><br>16-3 of 03/10/15<br>207814<br>\$226.18 |                |                 |                          | <u>0226 - Transp.</u><br>3-27 of 02/10/15<br>\$485.60             |                    |             |            |      |           |
| <u>0248 - EDA</u><br>3-16 of 05/20/14<br>\$383.14                |                |                 |                          | <u>0265 - Planning</u><br>16-4 of 03/10/15<br>GPA 856<br>\$213.10 |                    |             |            |      |           |
| Current  |                | Over 30 Days    | Over 60 Days             | Over 90 Days  | Over 120 Days      | Total Due   |            |      |           |
| 1,230.08   |                | .00             | .00                      | .00   | .00                | 1,230.08    |            |      |           |
| Contract Type  | Contract Qnty. | Expiration Date | Current Usage            | Total Used  | Quantity Remaining | Salesperson |            |      |           |
|  |                |                 |                          |   |                    | HALL        |            |      |           |

2015 MAR -9 PM 3:04

2015 MAR -9 PM 3:04

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

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

| Customer Number | Name                           | Invoice Number | Amount Paid |
|-----------------|--------------------------------|----------------|-------------|
| RIV069          | RIVERSIDE COUNTY-BOARD OF SUP. | 0005207024     |             |

THE DESERT SUN PUBLISHING CO.

The Desert Sun  
750 N Cane Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

## Certificate of Publication

State Of California ss:  
County of Riverside

**Advertiser:**

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST  
RIVERSIDE CA 925013

2000552304

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

Newspaper: The Desert Sun

2/15/2015

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 15th day of February, 2015 in Palm Springs, California.

Declarant's Signature

2015 FEB 19 AM 10:55

No 0218

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Dated: February 11, 2015  
Kecia Harper-Ihato, Clerk of the Board  
By: Cecilia Gil, Board Assistant  
Published: 2/15/15

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

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

**SPEAKER'S NAME:** Paul Quill

5124 S Avenida Rubio  
**Address:**

(only if follow-up mail response requested)

CA 92253  
**City:** La Quinta **Zip:**

**Phone #:** (760) 834-5505 PM 36590

**Date:** 3/9/2015 **Agenda #** 1603

**PLEASE STATE YOUR POSITION BELOW:**

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

☒ **Support** ☐ **Oppose** ☐ **Neutral**

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

☐ **Support** ☐ **Oppose** ☐ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**