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

ITEM: 22.3
(ID # 28164)
MEETING DATE:
Tuesday, July 29, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240003 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer / Representative: Daniel Patneaude c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): 648-110-013 & -016 and 648-120-00 – 30.72 Gross Acres – Not a Project under CEQA– District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009); and,
2. If recommended, **ADOPT** an order initiating FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

John Hildebrand, Planning Director 7/22/2025 Rania Odenbaugh, TLMA Director 7/23/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240009 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	July 29, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ N/A	$ N/A	$ N/A	$ N/A
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:**	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Light Industrial (CD:LI), on three (3) parcels, totaling 30.72 gross acres. If initiated, the applicant intends to apply for an implementing project consisting of one (1) 29,600 sq/ft industrial building for steel fabrication facility. The facility will provide parking, lighting, landscape, drainage, fencing, and other required amenities. The project will also provide new water and fire services within the area.

The three (3) parcels are located north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol.

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240009) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240009 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Light Industrial (CD:LI). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240009 is approved, the applicant intends to apply for an implementing project consisting of one (1) 29,600 sq/ft industrial building for steel fabrication facility. The facility will provide parking, lighting, landscape, drainage, fencing, and other required amenities. The project will also provide new water and fire services within the area.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD:HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Light Industrial (CD:LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,800 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

No comments were received as of the drafting of this staff report.

No comments have been received to date.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240009 was held before the General Plan Advisory Committee on July 29, 2024. No comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided public testimony.

The Committee discussed the project. The clarifying questions consisted of: if this is a current business looking to move or expand onto the project site, the number of employees (current and future), the floodplain/levy project, and if the project site is located within a CVMSHCP boundary. The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd, 3rd, 5th District
Against: N/A
Neutral: N/A
Not Present: 1st, 4th Districts
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240009 was held before the Planning Commission on May 21, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. There was a consensus in support of the general consistency of development in the area. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 3rd, 4th, 5th Districts
Against: N/A
Neutral: N/A
Not Present: N/A
Abstain: N/A

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

Attachment A – Vicinity Maps
Attachment B – Existing Land Use Designations
Attachment C – Existing Zoning Classifications
Attachment D – Noticing Radius and Labels
Attachment E – Applicant's Attachments
Attachment F – GPAC Hearing Package
Attachment G – PC Hearing Package

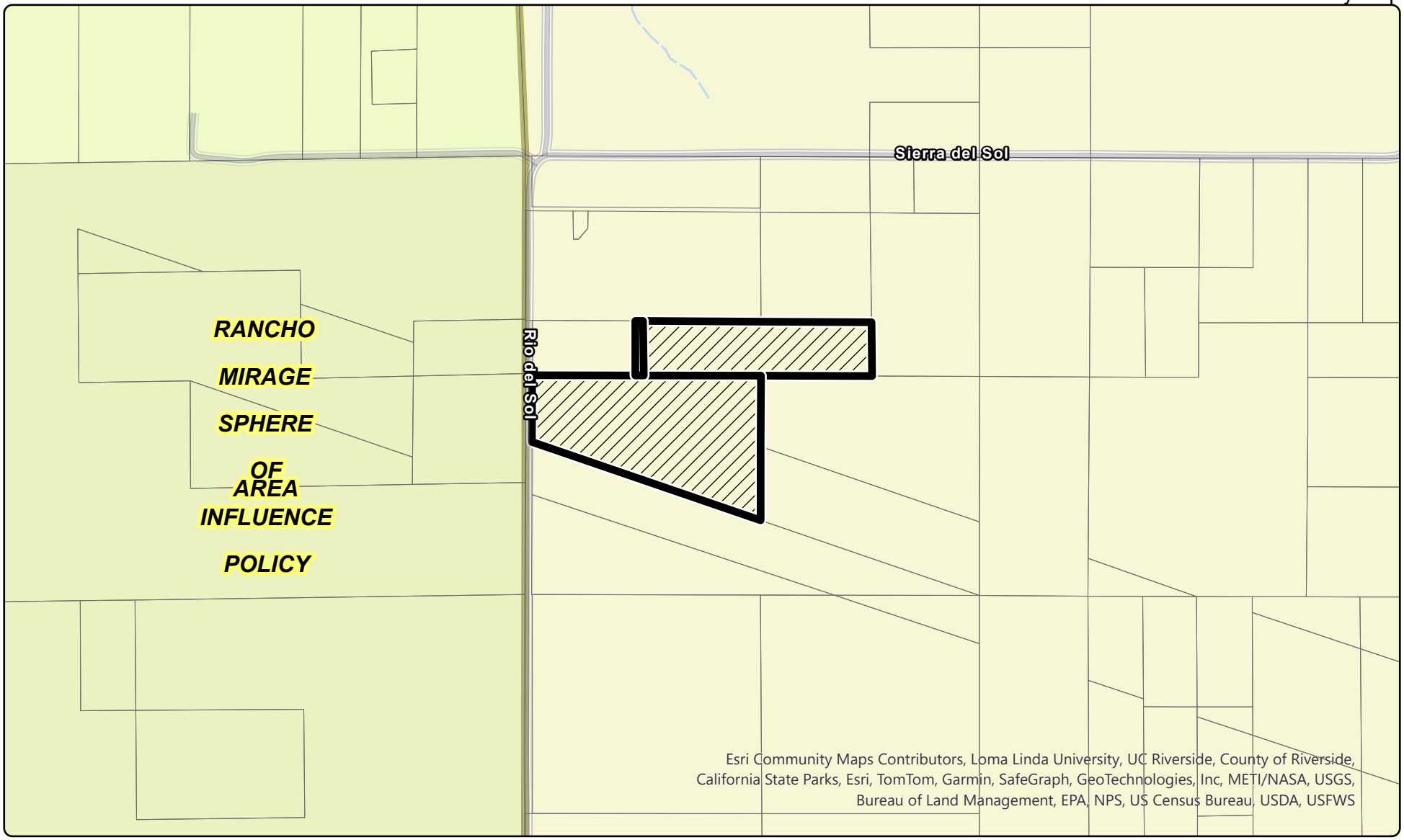
Jason Farin, Principal Policy Analyst 7/23/2025

Aaron Gettis, Chief of Deputy County Counsel 7/22/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240009
VICINITY/POLICY AREAS

Supervisor: Perez
District 4

Date Drawn: 7/9/2025
Vicinity Map



Zoning Area: THOUSAND PALMS

Author: PetePang

N

0 750 1,500
Feet

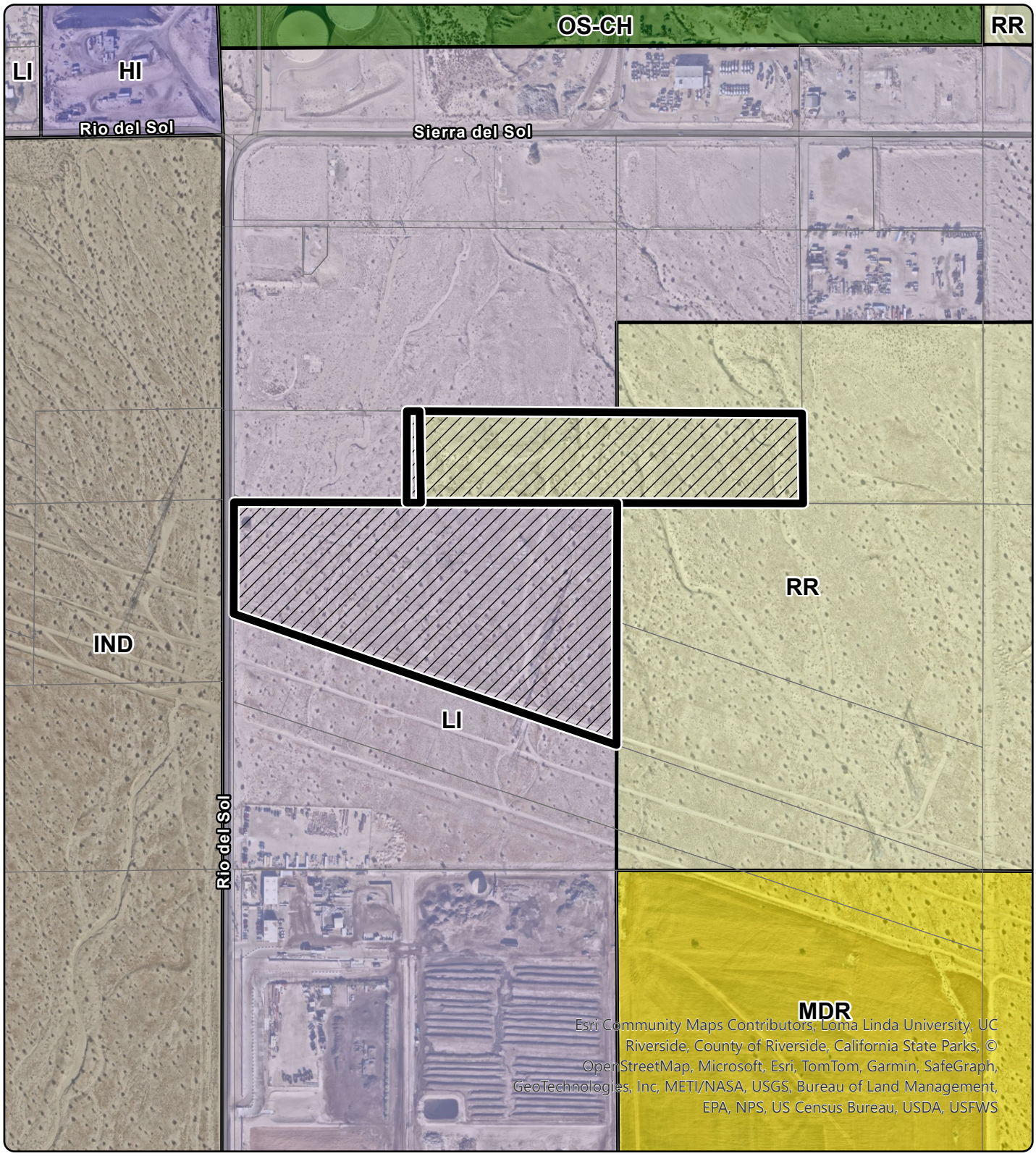
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Perez
District 4

GPA240009
EXISTING GENERAL PLAN

Date Drawn: 7/9/2025
Exhibit 5



Zoning Area: THOUSAND PALMS

Author: PetePang

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N

0 500 1,000
Feet

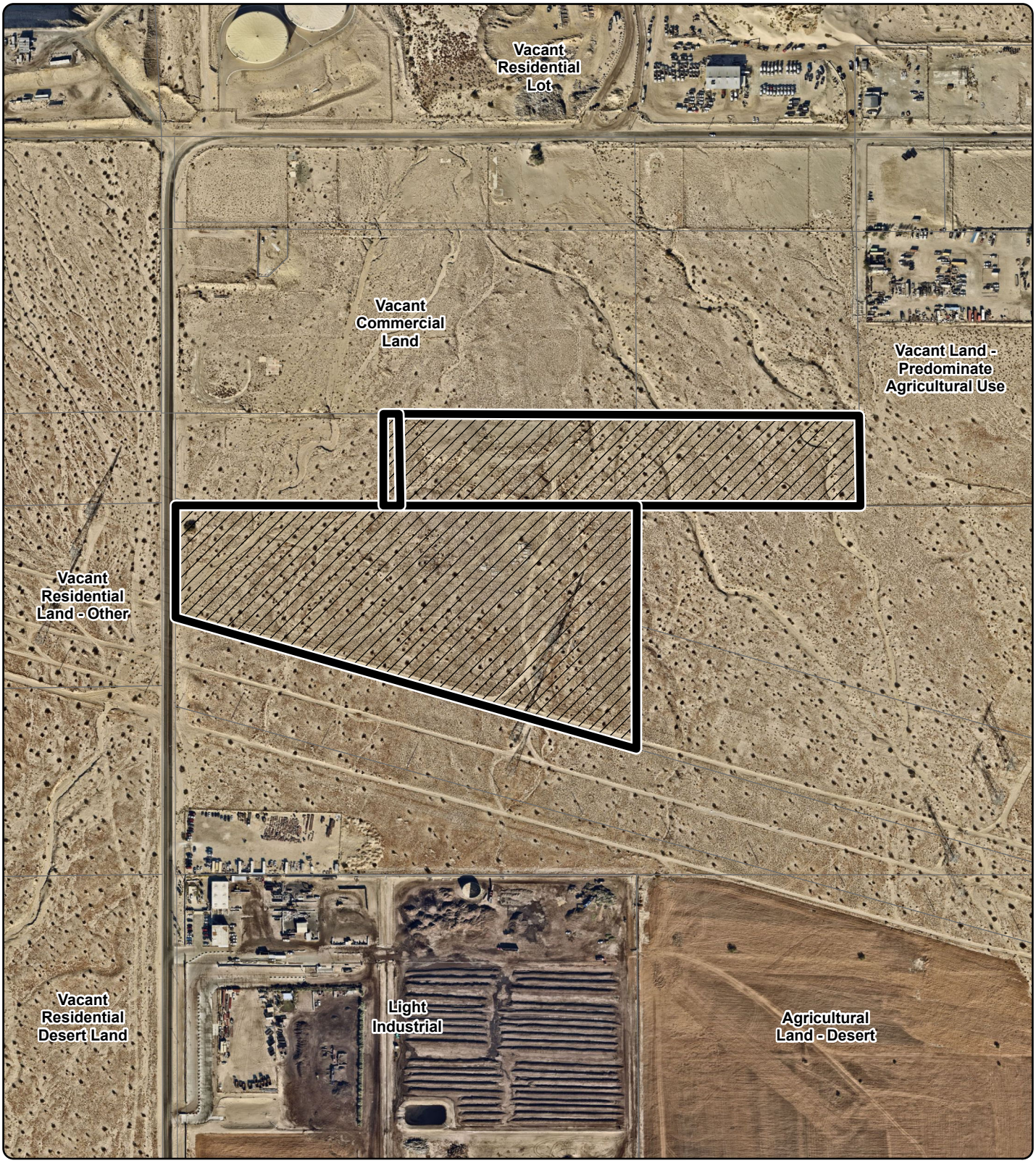
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

LAND USE

Supervisor: Perez
District 4

Date Drawn: 7/9/2025
Exhibit 1



Zoning Area: THOUSAND PALMS

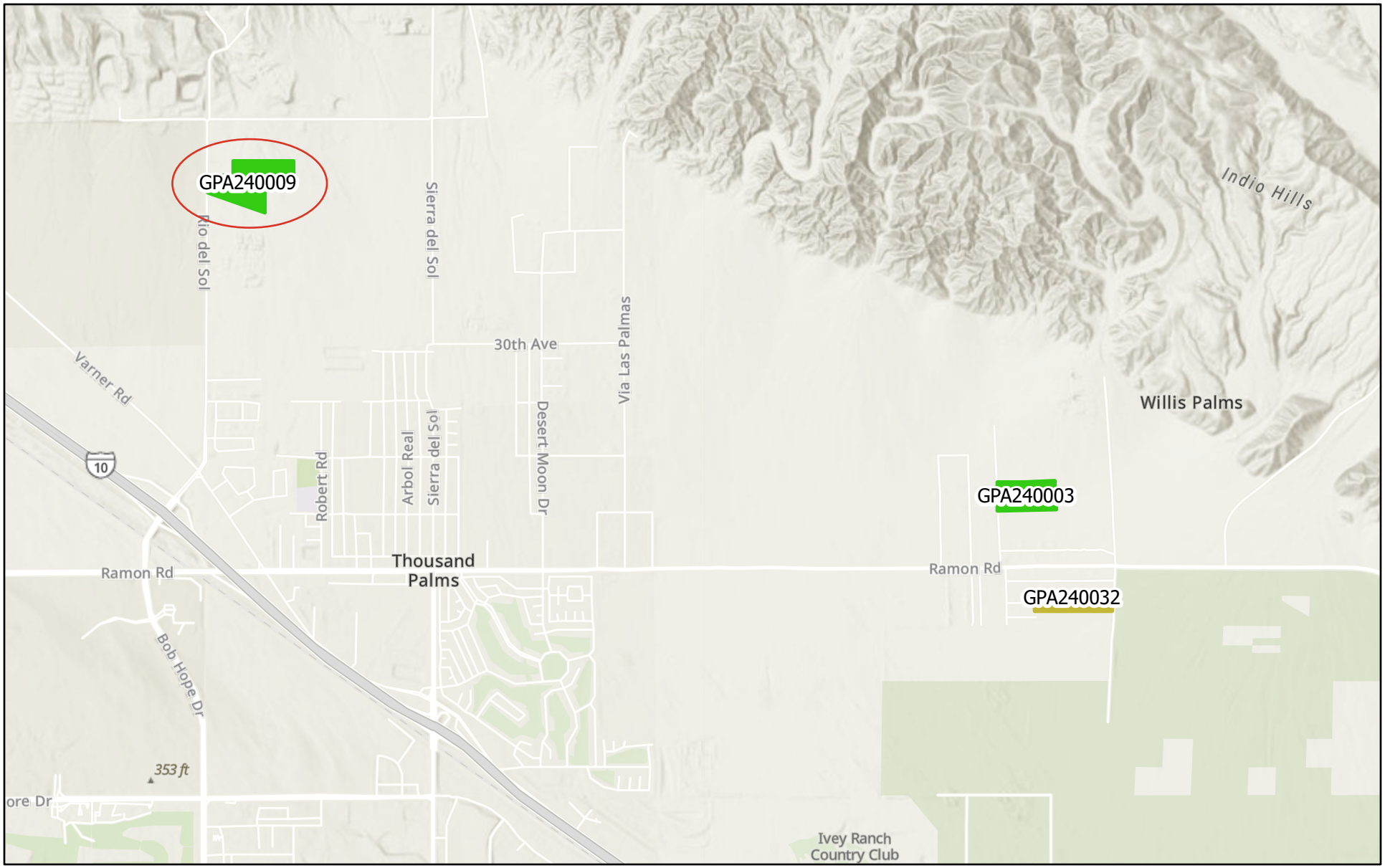
Author: PetePang

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N

0 250 500 1,000
Feet

FGPA Status Map



2/13/2025

FGPA Web Map

Active

On Hold

World Hillshade

1:46,747

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

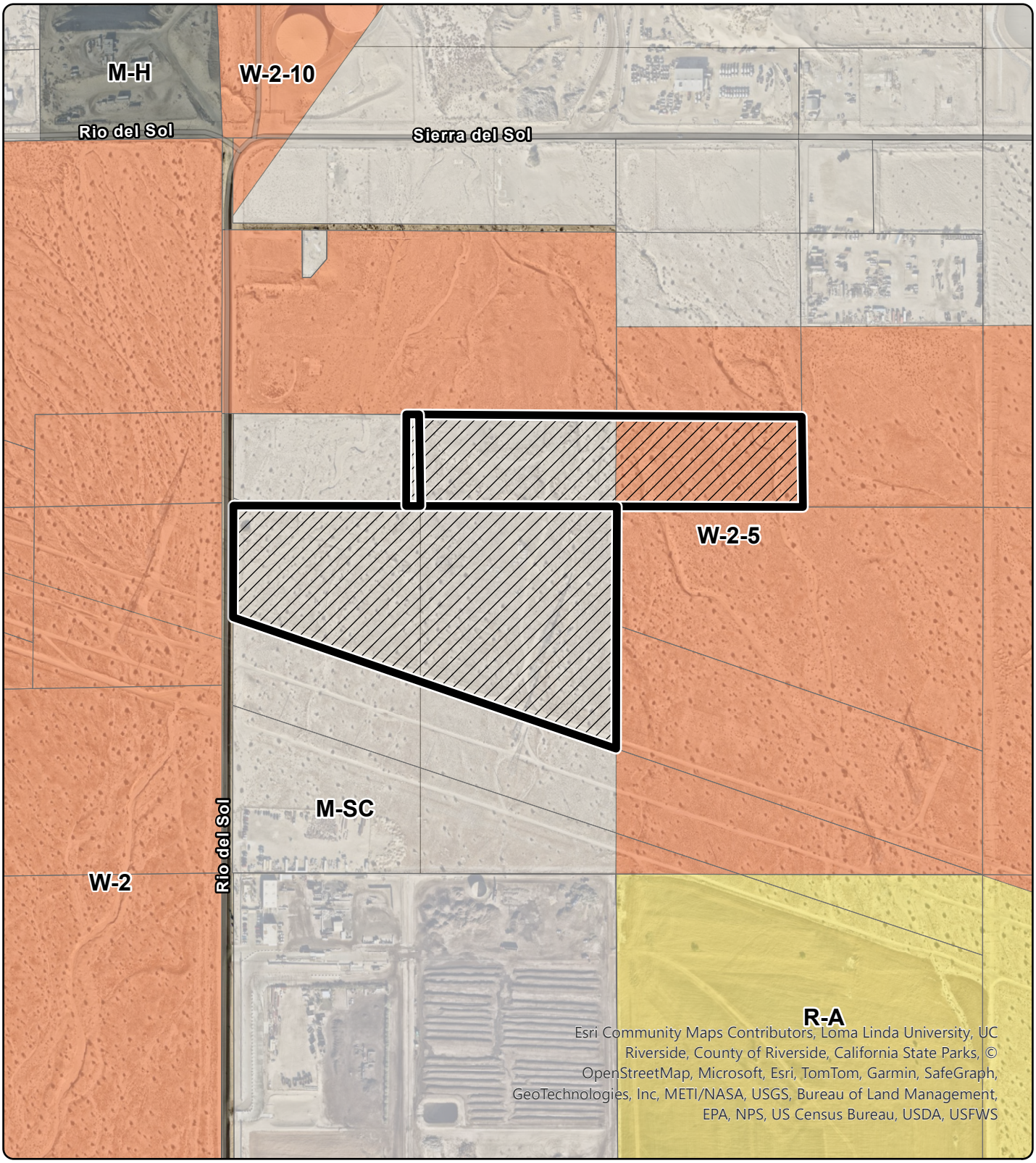
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

EXISTING ZONING

Supervisor: Perez
District 4

Date Drawn: 7/9/2025
Exhibit 2



Zoning Area: THOUSAND PALMS

Author: PetePang

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N

0 250 500 1,000
Feet

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240009)

Planning Case APNs: 648-110-013 & -016 and 648-120-001

I, Jordan Leffew certify that on June 10, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 1800 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Jordan Leffew SIGNATURE: Jordan Leffew

TITLE: Assistant Planner

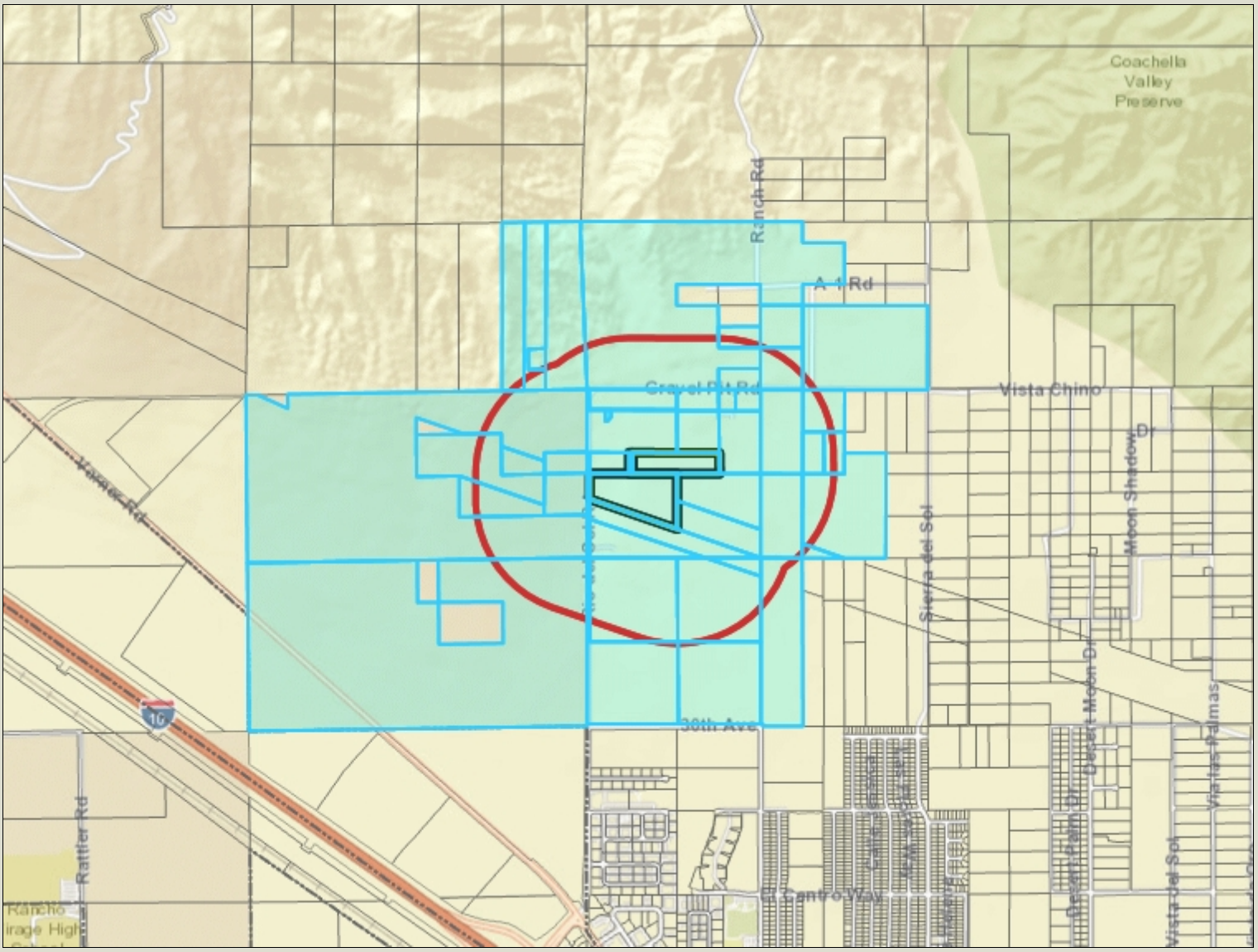
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

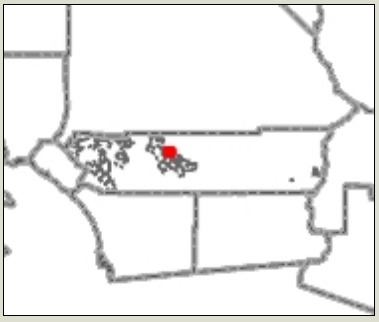
PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240009





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 3,009 6,019 Feet

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

REPORT PRINTED ON... 6/10/2025 3:25:54 PM

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648030004
MATTHEW J. RICHERT
83-801 AVENUE 45
INDIO CA 92253

648030005
PREMIUM POOL PLASTER
79892 DEWSBURY DR
INDIO CA 92203

648030015
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

648030020
C V W D
P O BOX 1058
COACHELLA CA 92236

648110001
DAY CONSTRUCTION CORP
10850 WILSHIRE BLVD STE 1250
LOS ANGELES CA 90024

648110002
ANGEL TOLEDO MORALES
28340 AVENIDA DUQUESA
CATHEDRAL CITY CA 92234

648110009
RENE CABEZAS
3116 E VIA ESCUELA
PALM SPRINGS CA 92262

648110011
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

648110012
PAUL YAN ZHONG ZHANG
32033 SEARIDGE CIR
RANCHO PALOS VERDES CA 90275

648110013
ZAMORA IND
4776 VALLEY FORGE DR
JURUPA VALLEY CA 92509

648110014
STACEY WALKER
66773 CAHUILLA AVE
DSRT HOT SPG CA 92240

648110018
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

648120004
ROBIN WINKLE
72056 NORTHSHORE ST NO B
THOUSAND PLMS CA 92276

648120005
DIONISIOS ARGYROS
2813 MONOGRAM AVE
LONG BEACH CA 90815

648130002
ENRIQUE SORIA
31225 DESERT MOON DR
THOUSAND PALMS CA 92276

648130004
COACHELLA VALLEY CONSERVATION COMMISSION
73710 FRED WARING STE 200
PALM DESERT CA 92260

648140010
DEPT OF FISH & GAME WILDLIFE CONSERVATION
1807 13TH ST NO 103
SACRAMENTO CA 95814

648150028
SA RECYCLING
2411 N GLASSELL ST
ORANGE CA 92865

648150029
SA RECYCLING
3200 E FRONTERA ST
ANAHEIM CA 92807

648150033
ARRA HOLDINGS
25201 PASEO DE ALICIA STE 125
ALISO VIEJO CA 92653

648150034
ARAWAY LTD
7400 ROBLIN BLVD
HEADINGLY MB R4H1A5

670040005
GARY D. BUTLER
2 CAMBRIDGE CT
RANCHO MIRAGE CA 92270

670040006
GARY BUTLER
41-700 N JACKSON ST
INDIO CA 92203

670040007
KATHLEEN CARRASCO
P O BOX 361
THOUSAND PLMS CA 92276

670040008
DOMINGO LEON
80547 VIRGINIA AVE
INDIO CA 92201

670090002
SOUTHERN CALIFORNIA EDISON CO
P O BOX 410
LONG BEACH CA 90801

670090003
KARL HOLT
80106 PALM CIRCLE DR
LA QUINTA CA 92253

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

APPLICANT / OWNER / DEVELOPER

ALFREDO RANGEL – ZAMORA LLC
4776 VALLEY FORGE DRIVE
JURUPA VALLEY, CA 92509
909–469–0078
AL@RANGELSTEEL.COM

CIVIL ENGINEER

DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206–734–7765
JOANNE C. SINGER
RCE 26900
760–625–7426
DPATNEAUDE@DRPENTERPRISESLLC.ORG

SITE ADDRESS

TBD RIO DEL SOL
THOUSAND PALMS, CA 92276

GROUND CONTROL SURVEY PREPARED BY:

JD COLE AND ASSOCIATES
JIM COLE, PLS 5613
J D Cole & Associates Inc.
Land Surveying
jdclandsurveying@aol.com
(909) 797–2074 Office
(909) 797–2074 Fax
(951) 660–8440 Cell
11056 RAMONA STREET
YUCAIPA, CA 92399

AERIAL SURVEY PREPARED BY:

TMR AND ASSOCIATES
ROBERT BECERRIL
155 W. HOSPITALITY LN. STE. 122
SAN BERNARDINO, CA. 92408
PHONE (909)890–3730 FAX (909)890–3740

SURVEYOR'S NOTE

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

J Singer

JOANNE C. SINGER
RCE 26900 EXP 3–31–2025

12–15–2023
DATE

REGISTERED PROFESSIONAL ENGINEER · JOANNE C. SINGER · C 26900 · 3/31/2025 · CIVIL · STATE OF CALIFORNIA

BENCHMARK

USGS
DX0092 DESIGNATION – 603 42
DX0092 PID – DX0092
DX0092 STATE/COUNTY– CA/RIVERSIDE
DX0092 COUNTRY – US
DX0092 USGS QUAD – MYOMA (2018)
ELEVATION = 315.76
NAVD88

LEGAL DESCRIPTION

T4SR6E SEC 7 NW

TAX ASSESSOR'S PARCEL NO.

648–110–013, –016 & 648–121–001

AREA

APN 648–110–013 – 10.37 ACRES
APN 648–110–016 – 0.35 ACRES
APN 648–121–001 – 20.00 ACRES

GROSS ACREAGE

30.72 ACRES FOR FULL SITE

BASIS OF BEARINGS

CENTERLINE OF RIO DEL SOL

SURVEYOR'S NOTES

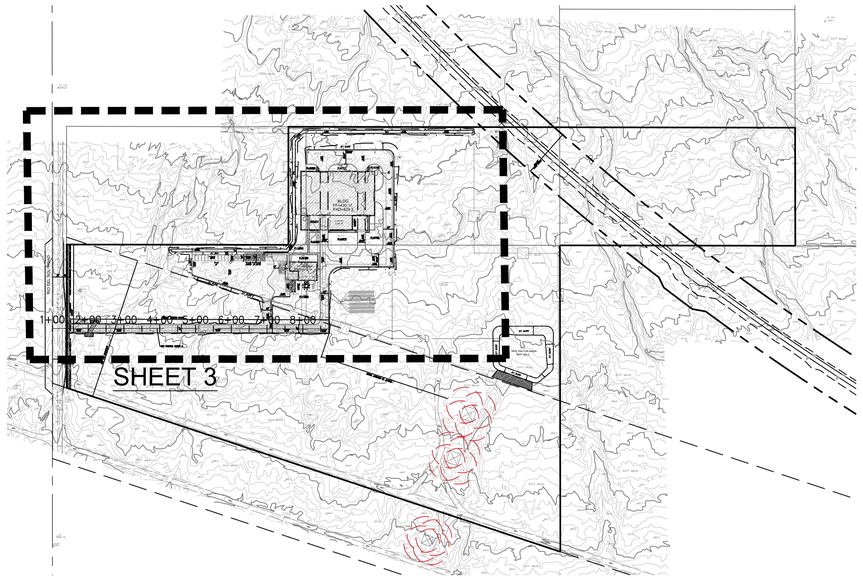
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

LEGEND

	PROPERTY LINE
	DEDICATION R/W
	CENTER LINE
—S—	PROPOSED SEWER WITH MANHOLE
—W—	PROPOSED WATER LINE
—FW—	PROPOSED FIRE WATER LINE
—SD—	PROPOSED STORM DRAIN
—W—	EXIST. WATER LINE
—S—	EXIST. SEWER LINE WITH MANHOLE
	PROPOSED RETAINING WALL
	LANDSCAPE AREA
	AC PAVING
	CONCRETE SURFACES
	GRAVEL DRIVE

TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN



INDEX MAP

SCALE: 1"=200'

N

SHEET INDEX

TITLE SHEET	SHEET 1
MAIN PLOT PLAN – 100 SCALE	SHEET 2
MAIN PLOT PLAN – 40 SCALE	SHEET 3
PLOT PLAN ADA AND PARKING	SHEET 4
ACCESS DRIVE – SECTION –	SHEET 5

SCHOOL DISTRICT INFO

THOUSAND PALMS DISTRICT. COACHELLA VALLEY WATER DISTRICT, SCHOOL DISTRICT PALM SPRINGS UNIFIED, SUPERVISORIAL DISTRICT 4.

GEO HAZARD INFO

THERE ARE NO IDENTIFIABLE LIQUEFACTION, OTHER GEOLOGIC HAZARDS, SPECIAL STUDIES ZONE, OR RELATED FLOOD HAZARDS

GRADING QTY

TOTAL CUT ONSITE	15,765 CY
TOTAL FILL ONSITE	17,469 CY
OX AND RC	4,612 CY

LOT COVERAGES

TOTAL LOT SPACE – ALL 3 LOTS – 30.72 ACRES

AFTER PARCEL TPM – PARCEL MAP – 2 LOTS
1 LOT FOR OWNERSHIP – 25.406 ACRES – 1,106,685 SF
1 LOT TO CVWD – 5.228 ACRES – 227,731 SF

MAIN INDUSTRIAL BUILDING – 24,904 SF
MAIN OFFICE BUILDING – 3,130 SF

PARKING AND AC PAVING	56,393 SF
SIDEWALK AREAS	4,683 SF
LANDSCAPE AREAS	19,332 FS
GRAVEL DRIVE AREA	17,592 SF
RETENTION LOT AREA	23,307 SF
TOTAL LOT COVERAGE FOR BUILDING	2.5 %

FLOOR AREA RATIO 0.25 TO 0.60

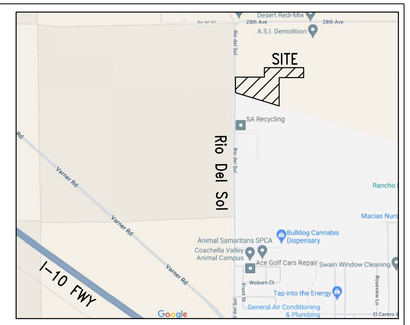
PARKING ANALYSIS

IF NUMBER OF WORKERS CAN BE DETERMINED:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT, AND
1 SPACE/VEHICLE KEPT IN CONNECTION WITH THE USE

PARKING
1 VAN ACCESSIBLE
3 STD ACCESSIBLE
1 EV VAN ACCESSIBLE
1 EV STD ACCESSIBLE
5 STD EVCS
11 STD PARKING SPACES

TOTAL SPACES – 22 TOTAL

FUTURE SPACES – TBD TOTAL



VICINITY MAP
N.T.S.

N

SCOPE OF WORK

GENERAL PLAN FOUNDATION AMENDMENT NO.240009 (GPA240009), CHANGE OF ZONE NO. 2400009 (CZ2400009), AND PLOT PLAN TRANSMITTAL NO. 240010 (PPT240010) –1ST SUBMITTAL
APN'(S): 648–120–001, 648–110–013, AND 648–110–016 – APPLICATION PROPOSING TPM FOR 2 LOTS (MERGING 3 LOTS – 1 LOT TO BE ACQUIRED BY CVWD FOR LEVEE) CONSTRUCTION OF A 24,904 SQUARE FOOT METAL BUILDING AND TO ESTABLISH A METAL BUILDING FABRICATION USE
APN'(s): 648–120–001, 648–110–016, and 648–110–013

EXISTING LAND USE

ASSESSOR PARCEL NUMBER	GENERAL PLAN LAND USE	ZONING
648–120–001	COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)	MANUFACTURING–SERVICE COMMERCIAL (M–SC)
648–110–016	COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)	MANUFACTURING–SERVICE COMMERCIAL (M–SC)
648–110–013	RURAL:RURAL RESIDENTIAL(R:RR)	MANUFACTURING–SERVICE COMMERCIAL (M–SC) AND CONTROLLED DEVELOPMENT AREAS (W–2–5).

SURROUNDING LAND USES

NORTH – LI, M–SC
SOUTH – LI, M–SC
WEST – IND, M–SC
EAST – RR, W–2–5 AND LI, M–SC

BUILDING ANALYSIS

FUTURE USE – TYPE III AND INDUSTRIAL USE FOR INDUST BLDG. OCCP F–S OFFICE BLDG TYPE VB OCCP B NFPA 13 – FIRE SPRINKLER FUTURE

FEMA MAP AND ZONE

06065C1585G / 8–28–2008 ZONE AO+1 FT DEPTHS

PRIMARY DESIGN STD - RIV CO.

1. COUNTY OF RIVERSIDE – STANDARD DETAILS & GUIDELINES
2. 2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (18TH EDITION)
3. 2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION

DISTURBED AREAS

201,916 SF 4.63 ACRES

CODES, ORDINANCES

ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF RIVERSIDE ORDINANCES, REQUIREMENTS AND COUNTY MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2022. CHP 18 APP. J.

UTILITY PURVEYORS

WATER – CVWD – 760–398–2651

SEWER – CVWD – SEPTIC – PRIVATE

ELEC – SCE – 800–655–4555

GAS – SO CAL GAS – NOT AVAILABLE

CABLE/PHONE – VERIZON –

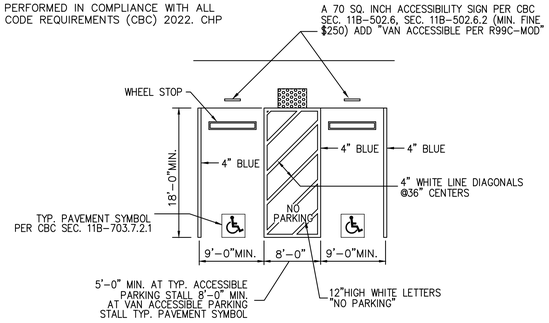
UNDERGROUND – 811

FIRE DEPT NOTES

100' AROUND ALL SRUCTURES, VEGETATION SHALL BE MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 787.3.

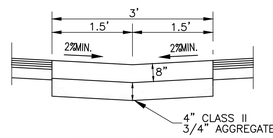
DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING A VEHICLE 75,000 LBS, OVER TWO AXELS.

DRIVEWAY SLOPE SHALL NOT EXCEED 15% EXCEPT WHERE PERMITTED AND APPROVED.

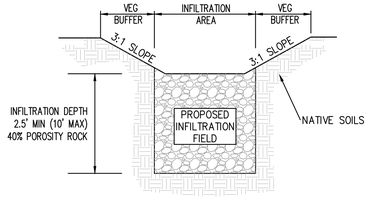


ACCESSIBLE PARKING DETAIL

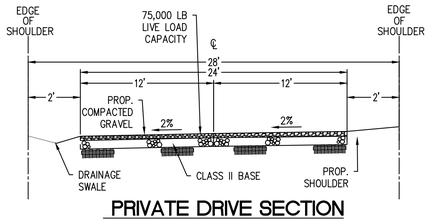
NOT TO SCALE



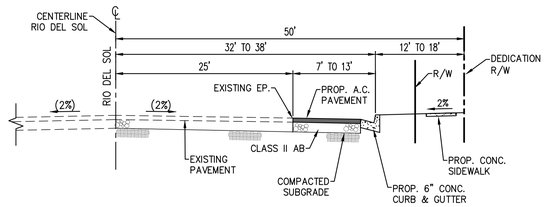
RIBBON GUTTER
NOT TO SCALE



INFILTRATION BASIN DETAIL
N.T.S.



PRIVATE DRIVE SECTION
TYPICAL SECTION
N.T.S.



SECTION "A"
DEL RIO SOL
NTS

REGISTERED PROFESSIONAL ENGINEER · JOANNE C. SINGER · C 26900 · 3/31/2025 · CIVIL · STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED ON DATE
8–9–2024

PREPARED BY:
DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206–734–7765
Joanne C. Singer RCE 26900
760–625–7426

PLOT PLAN - PPT240010
TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648–120–001, APN 648–110–013, –016

DRP 2023–1601–01
PROJECT NO.
SHEET 1 OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

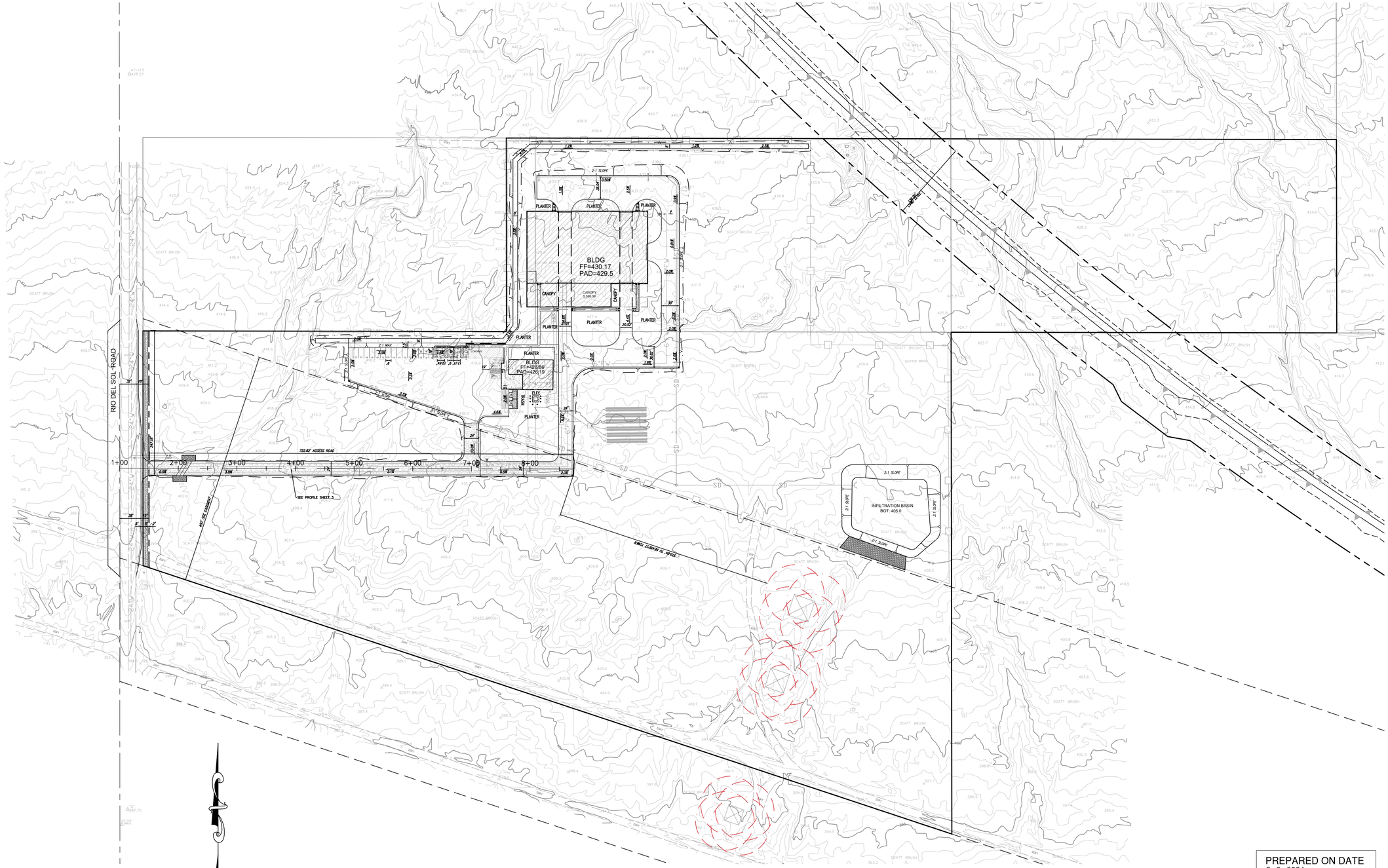
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

- PROPERTY LINE
- DEDICATION R/W
- CENTER LINE
- S — PROPOSED SEWER WITH MANHOLE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN
- W — EXIST. WATER LINE
- S — EXIST. SEWER LINE WITH MANHOLE
- PROPOSED RETAINING WALL
- LANDSCAPE AREA
- AC PAVING
- CONCRETE SURFACES
- GRAVEL DRIVE

TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN



GRAPHIC SCALE: 1"=40'

PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
03/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
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PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

DRP 2023-1601-01
PROJECT NO.

SHEET 2 OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

- PROPERTY LINE
- DEDICATION R/W
- CENTER LINE
- PROPOSED SEWER WITH MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN
- EXIST. WATER LINE
- EXIST. SEWER LINE WITH MANHOLE
- PROPOSED RETAINING WALL

	LANDSCAPE AREA	TC	TOP OF CURB	R/W	RIGHT OF WAY
	AC PAVING	HP	HIGH POINT	P.L.	PROPERTY LINE
	CONCRETE SURFACES	FG	FINISHED GRADE	TW	TOP OF WALL
	GRAVEL DRIVE	FL	FLOW LINE	TF	TOP OF FOOTING
		FS	FINISHED SURFACE	N.A.P.	NOT A PART
		FF	FINISHED FLOOR	EX	EXISTING
		PAD	PAD ELEVATION	HT	WALL HIGH
				GB	GRADE BREAK
				CB	CATCH BASIN

BLDG
FF=430.17
PAD=429.5

CANOPY
CANOPY
5,595 SF
CANOPY

BLDG
FF=426.86
PAD=426.19

PLANTER
LOADING
ELEC
TRASH
2:1 SLOPE
2:1 MAX
722.82' ACCESS ROAD
SEE PROFILE SHEET 3
400' SCE EASEMENT
RIO DEL SOL ROAD
372.04' TO NEAREST TOWER
SCATT BRUSH
GRAPHIC SCALE: 1"=40'

PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
08/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
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PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

DRP 2023-1601-01
PROJECT NO.

SHEET 3 OF 5

PLOT PLAN - PPT240010-SITE PLAN

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

	PROPERTY LINE
	DEDICATION R/W
	CENTER LINE
—S—	PROPOSED SEWER WITH MANHOLE
—W—	PROPOSED WATER LINE
—FW—	PROPOSED FIRE WATER LINE
—SD—	PROPOSED STORM DRAIN
—W—	EXIST. WATER LINE
—S—	EXIST. SEWER LINE WITH MANHOLE
	PROPOSED RETAINING WALL

	LANDSCAPE AREA	TC	TOP OF CURB	R/W	RIGHT OF WAY
	AC PAVING	HP	HIGH POINT	P.L.	PROPERTY LINE
	CONCRETE SURFACES	FG	FINISHED GRADE	TW	TOP OF WALL
	GRAVEL DRIVE	FL	FLOW LINE	TF	TOP OF FOOTING
		FS	FINISHED SURFACE	N.A.P.	NOT A PART
		FF	FINISHED FLOOR	EX	EXISTING
		PAD	PAD ELEVATION	HT	WALL HIGH
				GB	GRADE BREAK
				CB	CATCH BASIN

LEGEND:

1. NEW LANDSCAPE AREAS – SEE LANDSCAPE PLANS
2. ASPHALT VEHICULAR WAY 2 WAY TRAFFIC
3. DECOMPOSED GRANITE , GRAVEL DRIVEWAY PER SECTION – PER GRADING – PLANS
4. CONCRETE WALKWAYS PER IMPROVEMENT PLANS
5. 6 FT HIGH W.I. FENCE WITH 48" WIDE MAN GATE WITH KEYPAD LOCK AND I.S.A. DIRECTIONAL SIGN TO ENTRANCE
6. NEW TRASH ENLCLOSURE
7. INTERNATIONAL SYMBOL OF ACCESSIBLITY (ISA) 36" X 36" PAINTED WHITE ON BLUE BACKGROUND WITHIN 6" OF CENTERLINE OF PARKING SPACE (PER 11B–502.6.4.1)
8. CURB RAMP WITH 48" WIDE X 36" MIN. DEEP DETECTABLE WARNING AND ZERO CURB. FLARE SLOPE MAX. 1:10
9. PROVIDE SLOPED WALKWAY TO TOP OF LANDING, MAX. 5% RUNNING SLOPE AND 2% CROSS SLOPE
10. CONCRETE LANDING, MAX. 6" ABOVE ASPHALT, SLOPE 2% MAX. IN ALL DIRECTIONS
11. STANDARD ACCESSIBLE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. WITH SIGNAGE PER SEC. 11B–208.2
12. STANDARD VAN ACCESSIBLE PARKING SPACE 12 FT WIDE X 18 FT LONG MIN. WITH SIGNAGE PER SEC. 11B–208.2
13. STANDARD VAN ACCESSIBLE EVSE PARKING SPACE 12 FT WIDE X 18 FT LONG MIN. (PER SEC. 11B–208.2)
14. STANDARD ACCESSIBLE EVSE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. (PER SEC. 11B–208.2)
15. STANDARD EVSE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. WITH STATION EQUIPMENT AND SIGNAGE (PER 11B–812.8)
16. STANDARD PARKING SPACE 9 FT WIDE X 18 FT DEEP MIN. PROVIDE 6" X 36" WHEEL STOP WHERE NO CURB IS PRESENT
17. WHEEL STOP: 6" x 36" MIN. TYPICAL AS SHOWN. PROVIDE WHEEL STOPS AT NON CURB LOCATIONS, AS OCCURS
18. WROUGHT IRON FENCE, SEE CIVIL DRAWINGS FOR EXACT TYPE AND LOCATION
19. PROVIDE AN ACCESSIBLE PATH OF TRAVEL: 48" WIDE, STRIPED, MAX. 2% CROSS SLOPE AND MAX. 5% RUNNING SLOPE AT ALL LOCATIONS (AS REQUIRED PER 11B–202.4.1)
20. DETECTABLE WARNINGS, CONTIGuOUS WITH ACCESSIBLE PATH OF TRAVEL, AS SHOWN (PER 11B–247 AND 11B–250.1 EXC. 4) NOTE: In alterations to existing parking facilities, including alterations requried by Section 11B–202.4, physical separation may be provided with detectable warnings complying with Sections 11B–247 and 11B–705.1 in lieu of raised circulation paths.
21. ELECTRIC VEHICLE CHARGING STATION WITH EVSE SIGNAGE AND 30"x48" CLEAR FLOOR SPACE (PER 11B–812.8). MAINTAIN REACH RANGES AND OPERABLE PARTS PER 11B–308.1
22. CONC CURB, SEE CIVIL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
23. LIGHT STANDARD, SEE CIVIL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
24. CALIFORNIA TOW–AWAY SIGN 22" MIN GT x 17" MIN. WIDE, 1" MIN. LETTER HT., WITH SIGN CONTENT PER 11B–502.8
25. LOADING ZONE FOR INDUSTRIAL BUILDING – OFFICE –PER SF AND RATIO FOR TOTAL BUILDING SPACE FLOOR SPACE.
26. BICYCLE PARKING STALLS – 2 EACH

LOT COVERAGES

TOTAL LOT SPACE – ALL 3 LOTS – 30.72 ACRES

AFTER PARCEL TPM – PARCEL MAP – 2 LOTS
1 LOT FOR OWNERSHIP – 25.406 ACRES – 1,106,685 SF
1 LOT TO CVWD – 5.228 ACRES – 227,731 SF

MAIN INDUSTRIAL BUILDING – 24,904 SF
MAIN OFFICE BUILDING – 3,130 SF

PARKING AND AC PAVING	56,393 SF
SIDEWALK AREAS	4,683 SF
LANDSCAPE AREAS	19,332 FS
GRAVEL DRIVE AREA	17,592 SF
RETENTION LOT AREA	23,307 SF
TOTAL LOT COVERAGE FOR BUILDING	2.5 %

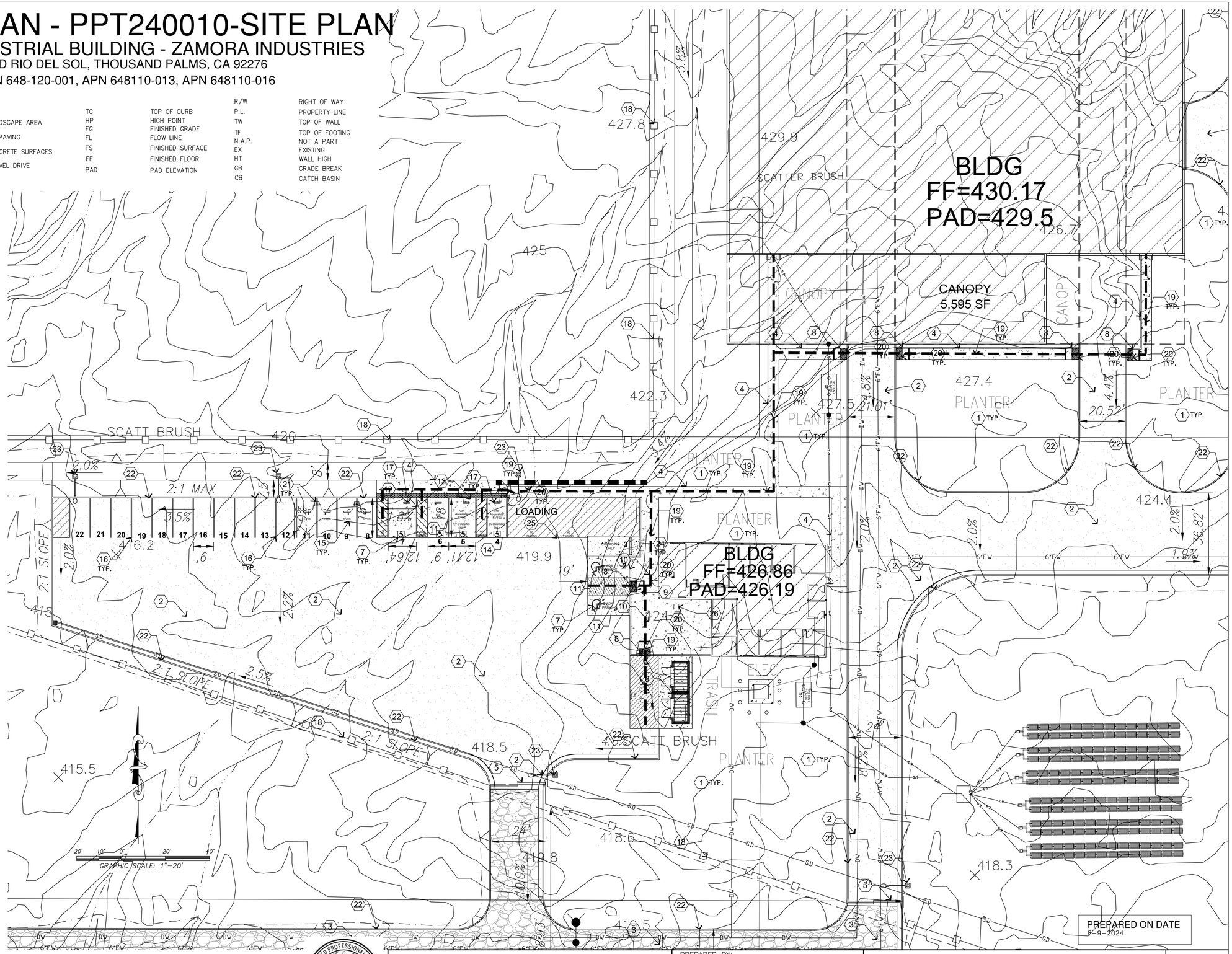
FLOOR AREA RATIO 0.25 TO 0.60

PARKING ANALYSIS

IF NUMBER OF WORKERS CAN BE DETERMINED:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT, AND
1 SPACE/VEHICLE KEPT IN CONNECTION WITH THE USE

PARKING
1 VAN ACCESSIBLE
3 STD ACCESSIBLE
1 EV VAN ACCESSIBLE
1 EV STD ACCESSIBLE
5 STD EVCS
11 STD PARKING SPACES

TOTAL SPACES – 22 TOTAL



PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
12/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
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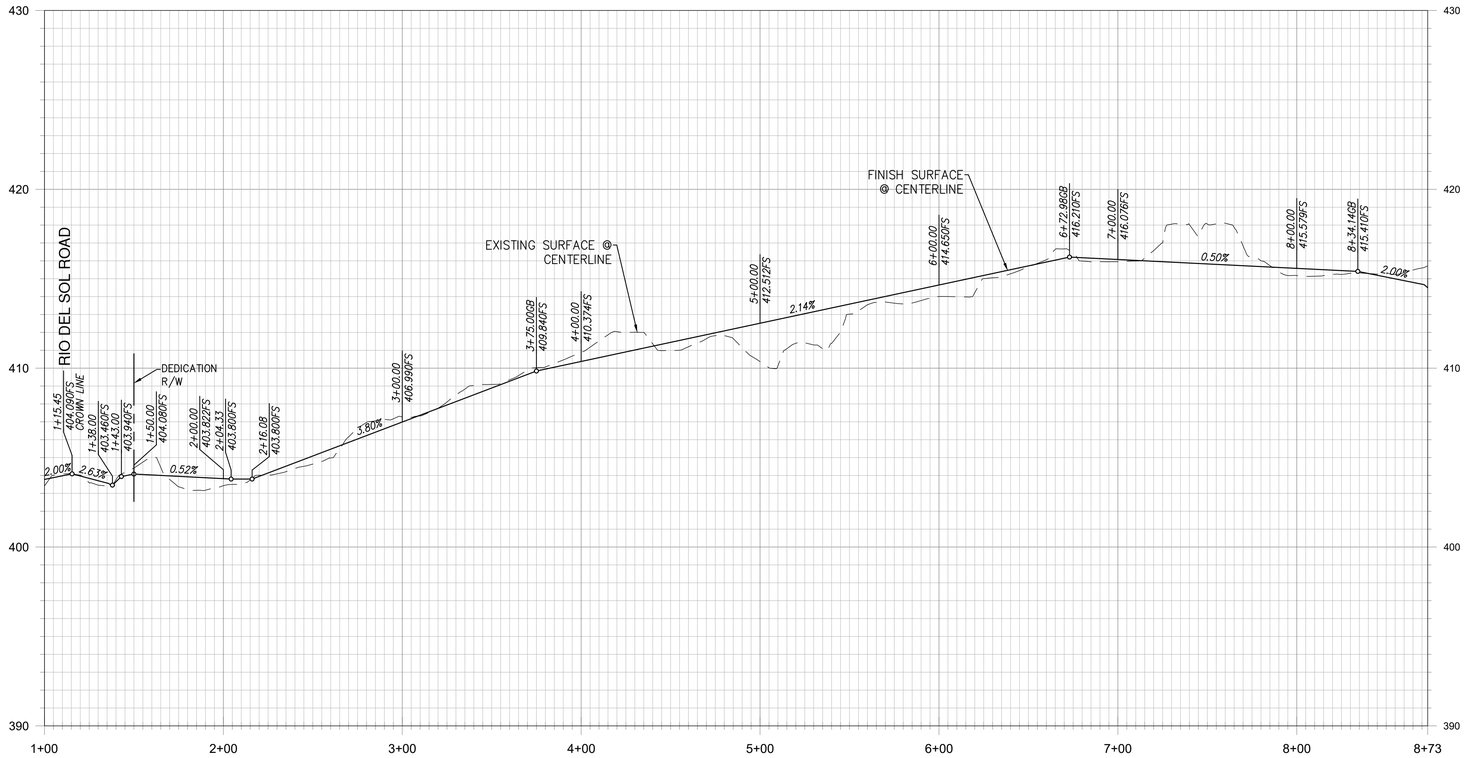
DRP 2023–1601–01
PROJECT NO.
SHEET 4
OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

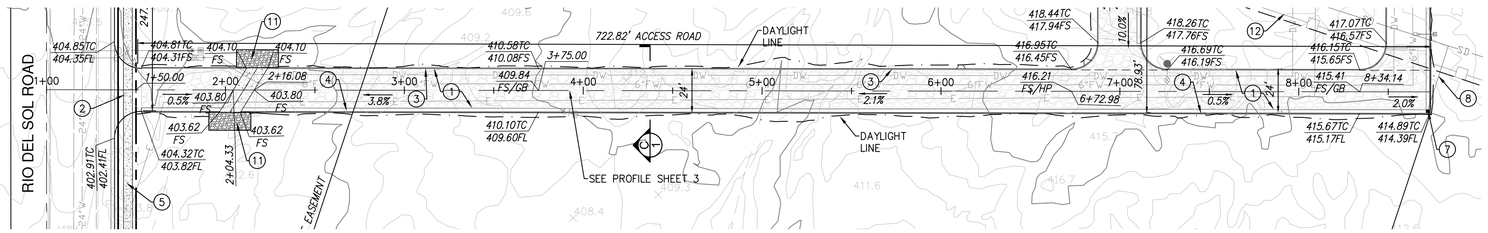
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016



DRIVEWAY PROFILE

SCALE: HORZ. 1"=40'
VERT. 1"=4'



PLAN VIEW

CONSTRUCTION NOTE:

1. PROPOSED PCC PAVEMENT
2. PROPOSED DRIVEWAY APPROACH
3. PROPOSED 6" CURB
4. PROPOSED 6" CURB AND GUTTER
5. PROPOSED SIDEWALK
6. PROPOSED EARTHEN BERM
7. PROPOSED CATCH BASIN
8. PROPOSED STORM DRAIN PIPE
9. PROPOSED SD CLEANOUT
10. PROPOSED INFILTRATION TRENCH BASIN
11. PROPOSED RIPRAP ENERGY DISSPATOR
12. PROPOSED FENCE
13. PROPOSED RETAINING WALL

40' 20' 0' 40' 80'

GRAPHIC SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
5/31/2025
CIVIL
STATE OF CALIFORNIA

PREPARED ON DATE
8-9-2024

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED BY:

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PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

PROJECT NO. DRP 2023-1601-01

SHEET 5 OF 5

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.2
(ID # 27379)
MEETING DATE:
Monday, April 14, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) –REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer / Representative: Daniel Patneaude c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT	
Case Number(s):	GPA240009
Environmental Type:	Exemption
Area Plan No.	Western Coachela Valley
Zoning Area/District:	Thousand Palms District
Supervisorial District:	Fourth District
Project Planner:	Jordan Leffew
Project APN(s):	648-110-013 & -016 & 648-120-001
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 4/3/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) & Light Industrial (CD:LI) to Light Industrial (CD:LI), on three parcels, totaling 30.72 gross acres.

The three parcels are located north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE GENERAL PLAN AMENDMENT ADVISORY COUNCIL MEMBERS TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240009 (GPA240009).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R) Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR) Light Industrial (CD:LI)
Proposed General Plan Land Use Designation:	Light Industrial (CD:LI)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR) Light Industrial (CD:LI)
East:	Rural Residential (R:RR)
South:	Rural Residential (RR) Light Industrial (CD:LI)
West:	N/A
Existing Zoning Classification:	M-SC (Manufacturing – Service Commercial) &

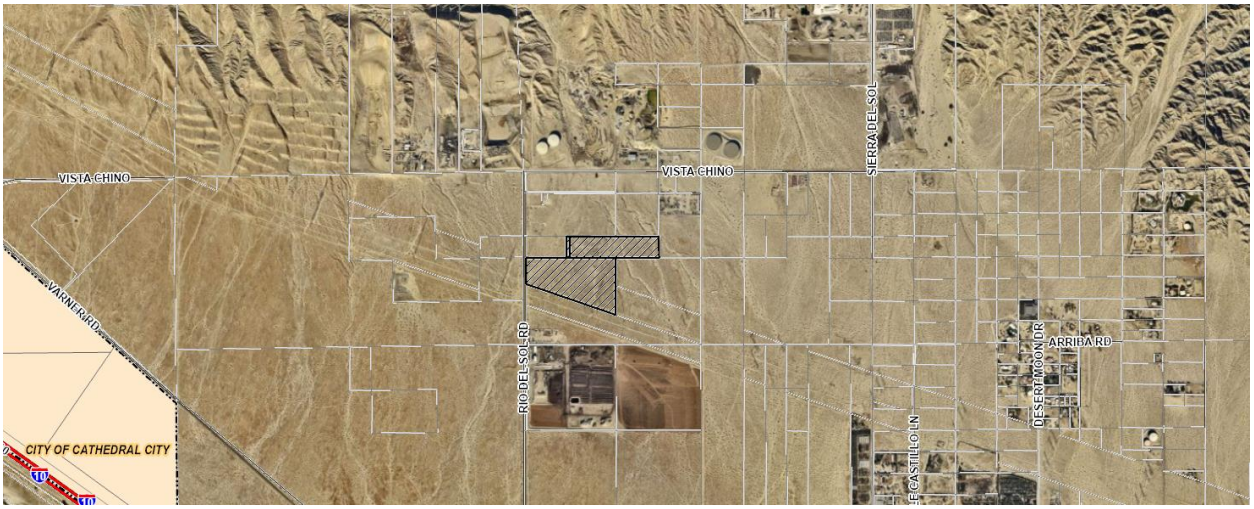
	W-2-5 (Controlled Development Areas, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum)
East:	W-2-5 (Controlled Development Areas, 5-acre minimum)
South:	M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum)
West:	W-2 (Controlled Development Areas)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Located Within:

City's Sphere of Influence:	Yes – Cathedral City
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Thousand Palms

Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community:	Yes – Thousand Palms

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240009) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240009 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to

Community Development: Light Industrial (CD:LI). The parcels are not located in a policy or overlay.

If the initiation for GPA240009 is approved, the applicant intends to apply for an implementing project consisting of one (1) 29,600 sq/ft industrial building for steel fabrication facility. The facility will provide parking, lighting, landscape, drainage, fencing, and other required amenities. The project will also provide new water and fire services within the area.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD:HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Light Industrial (CD:LI) Land Use Designation allows for industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1800 feet of the project site.

No comments were received as of the drafting of this staff report.

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – Applicant's Exhibits

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-21-2024

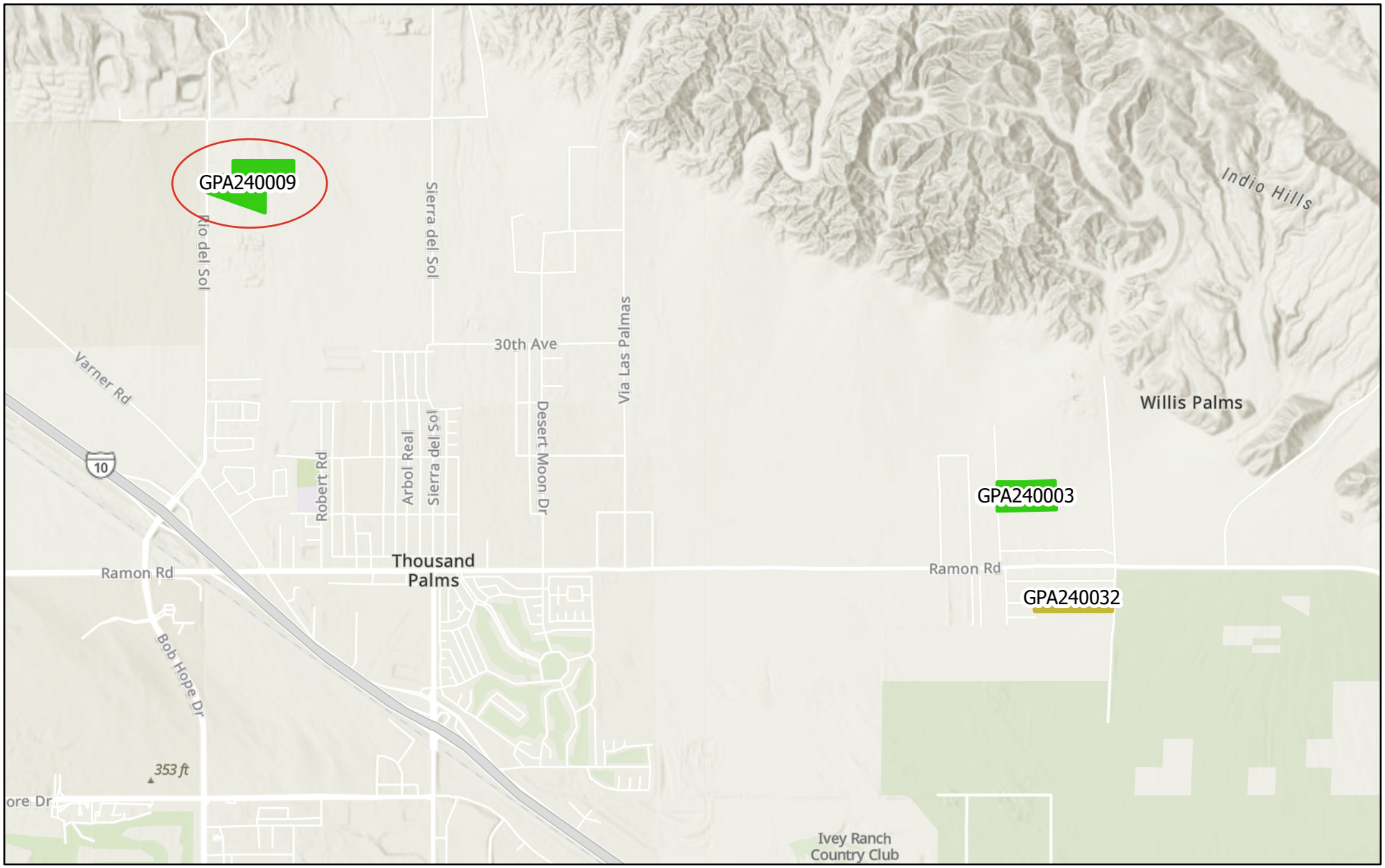


Zoning Area/District: THOUSAND PALMS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

0 1000 2000 ft

FGPA Status Map



2/13/2025

FGPA Web Map

Active

On Hold

World Hillshade

1:46,747

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

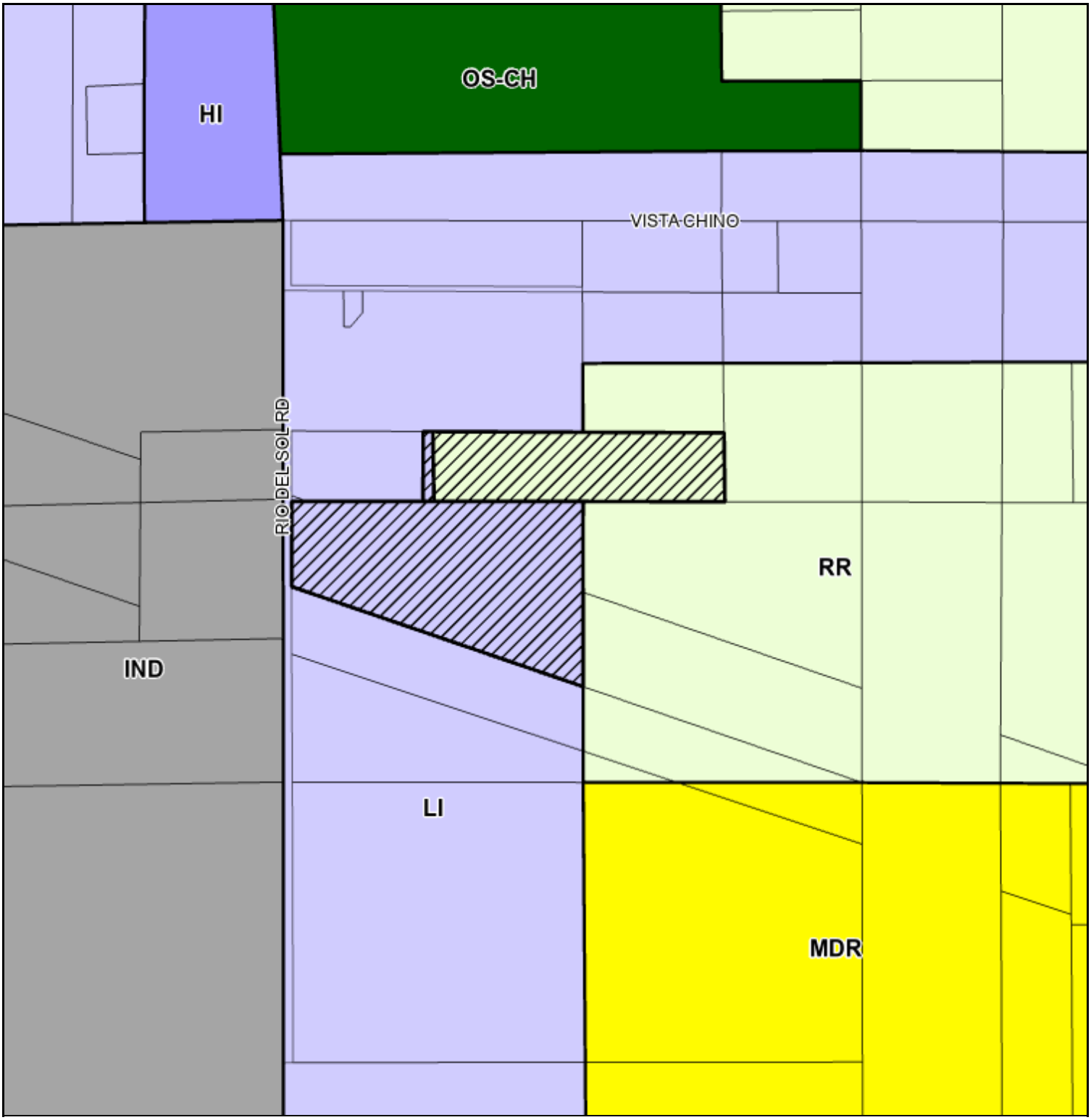
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-21-2024
Exhibit: 5



Zoning Area/District: THOUSAND PALMS

Author:

0 500 1000 ft

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

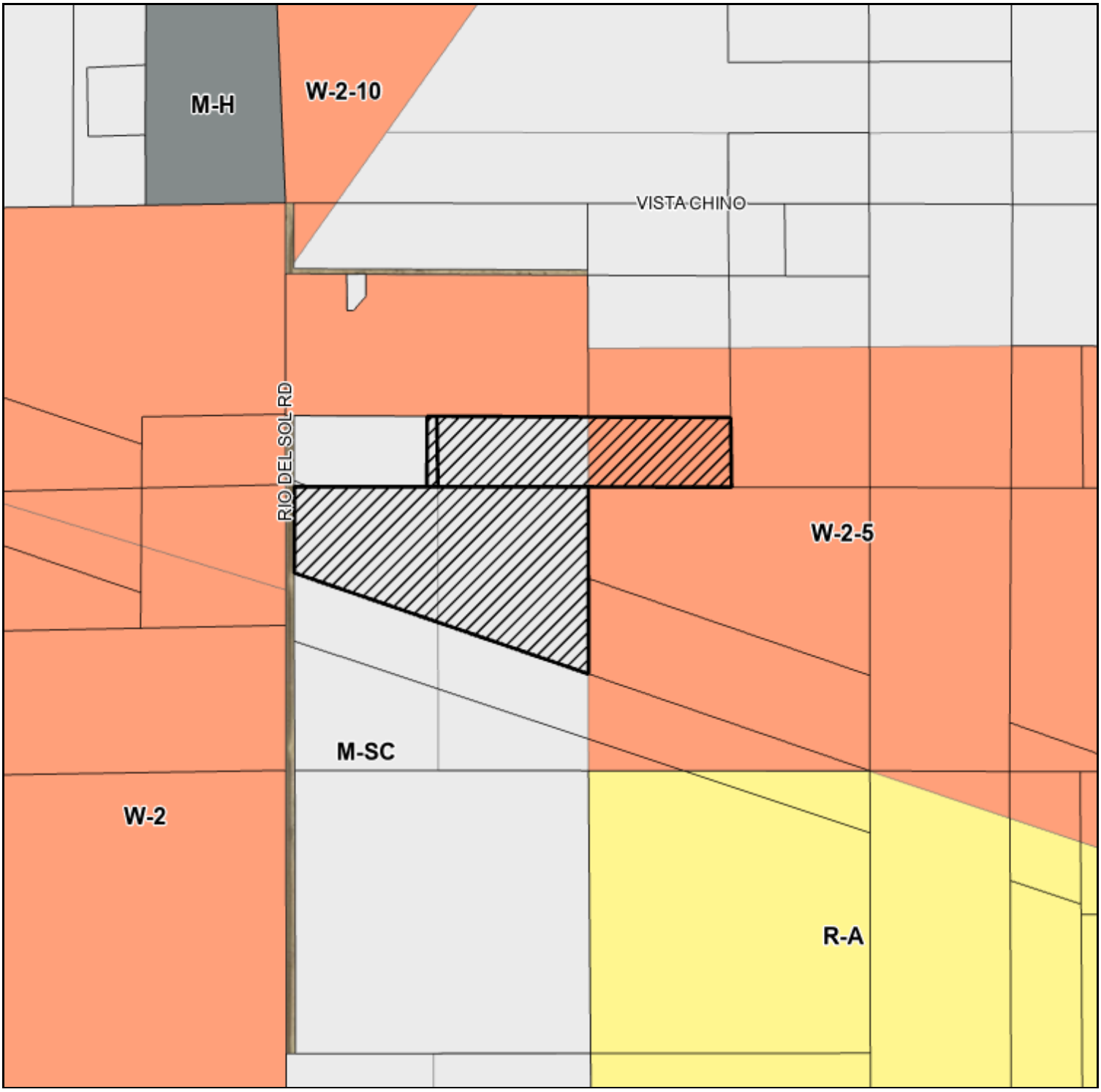
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-21-2024
Exhibit: 2



Zoning Area/District: THOUSAND PALMS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

0 500 1000 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240009)

Planning Case APN(s): 648-110-013 & -016 & 648-120-001

I, Jordan Leffew, certify that on March 11, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. The attached list is a complete and true compilation of the owners of the subject property and all other property owners within 1,800 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Jordan Leffew SIGNATURE: Jordan Leffew

TITLE: Assistant Planner

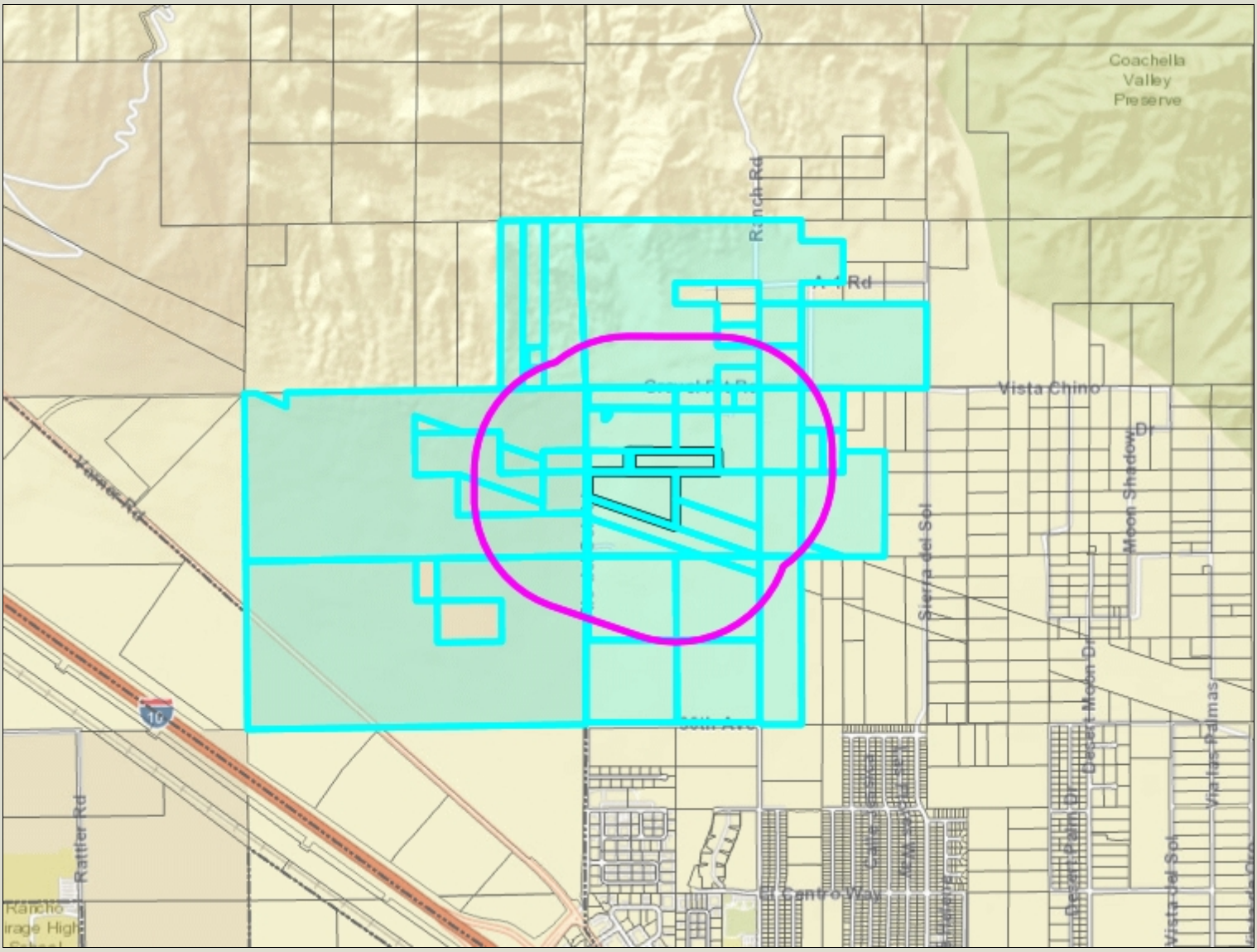
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

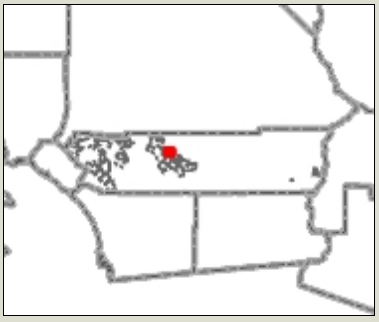
PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240009





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 3,009 6,019 Feet

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

REPORT PRINTED ON... 10/17/2024 3:22:57 PM

© Riverside County RCIT

648030004
STEVEN LEFFERT
16740 VALERIO ST
VAN NUYS CA 91406

648030005
PREMIUM POOL PLASTER
79892 DEWSBURY DR
INDIO CA 92203

648030015
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

648030020
C V W D
P O BOX 1058
COACHELLA CA 92236

648110001
DAY CONSTRUCTION CORP
10850 WILSHIRE BLVD STE 1250
LOS ANGELES CA 90024

648110002
ANGEL TOLEDO MORALES
28340 AVENIDA DUQUESA
CATHEDRAL CITY CA 92234

648110009
RENE CABEZAS
3116 E VIA ESCUELA
PALM SPRINGS CA 92262

648110011
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

648110012
PAUL YAN ZHONG ZHANG
32033 SEARIDGE CIR
RANCHO PALOS VERDES CA 90275

648110013
ZAMORA IND
4776 VALLEY FORGE DR
JURUPA VALLEY CA 92509

648110014
STACEY WALKER
66773 CAHUILLA AVE
DSRT HOT SPG CA 92240

648110018
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

648120004
ROBIN WINKLE
72056 NORTHSHORE ST NO B
THOUSAND PLMS CA 92276

648120005
DIONISIOS ARGYROS
2813 MONOGRAM AVE
LONG BEACH CA 90815

648130002
ENRIQUE SORIA
31225 DESERT MOON DR
THOUSAND PALMS CA 92276

648130004
COACHELLA VALLEY CONSERVATION COMMISSION
73710 FRED WARING STE 200
PALM DESERT CA 92260

648140010
DEPT OF FISH & GAME WILDLIFE CONSERVATION
1807 13TH ST NO 103
SACRAMENTO CA 95814

648150028
SA RECYCLING
2411 N GLASSELL ST
ORANGE CA 92865

648150029
SA RECYCLING
3200 E FRONTERA ST
ANAHEIM CA 92807

648150033
ARRA HOLDINGS
25201 PASEO DE ALICIA STE 125
ALISO VIEJO CA 92653

648150034
ARAWAY LTD
7400 ROBLIN BLVD
HEADINGLY MB R4H1A5

670040005
GARY D. BUTLER
2 CAMBRIDGE CT
RANCHO MIRAGE CA 92270

670040006
GARY BUTLER
41-700 N JACKSON ST
INDIO CA 92203

670040007
KATHLEEN CARRASCO
P O BOX 361
THOUSAND PLMS CA 92276

670040008
DOMINGO LEON
80547 VIRGINIA AVE
INDIO CA 92201

670090002
SOUTHERN CALIFORNIA EDISON CO
P O BOX 410
LONG BEACH CA 90801

670090003
KARL HOLT
80106 PALM CIRCLE DR
LA QUINTA CA 92253

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

APPLICANT / OWNER / DEVELOPER

ALFREDO RANGEL – ZAMORA LLC
4776 VALLEY FORGE DRIVE
JURUPA VALLEY, CA 92509
909–469–0078
AL@RANGELSTEEL.COM

CIVIL ENGINEER

DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206–734–7765
JOANNE C. SINGER
RCE 26900
760–625–7426
DPATNEAUDE@DRPENTERPRISESLLC.ORG

SITE ADDRESS

TBD RIO DEL SOL
THOUSAND PALMS, CA 92276

GROUND CONTROL SURVEY PREPARED BY:

JD COLE AND ASSOCIATES
JIM COLE, PLS 5613
J D Cole & Associates Inc.
Land Surveying
jdclandsurveying@aol.com
(909) 797–2074 Office
(909) 797–2074 Fax
(951) 660–8440 Cell
11056 RAMONA STREET
YUCAIPA, CA 92399

AERIAL SURVEY PREPARED BY:

TMR AND ASSOCIATES
ROBERT BECERRIL
155 W. HOSPITALITY LN. STE. 122
SAN BERNARDINO, CA. 92408
PHONE (909)890–3730 FAX (909)890–3740

SURVEYOR'S NOTE

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

J Singer

JOANNE C. SINGER
RCE 26900 EXP 3–31–2025

12–15–2023
DATE

REGISTERED PROFESSIONAL ENGINEER · JOANNE C. SINGER · C 26900 · 3/31/2025 · CIVIL · STATE OF CALIFORNIA

BENCHMARK

USGS
DX0092 DESIGNATION – 603 42
DX0092 PID – DX0092
DX0092 STATE/COUNTY– CA/RIVERSIDE
DX0092 COUNTRY – US
DX0092 USGS QUAD – MYOMA (2018)
ELEVATION = 315.76
NAVD88

LEGAL DESCRIPTION

T4SR6E SEC 7 NW

TAX ASSESSOR'S PARCEL NO.

648–110–013, –016 & 648–121–001

AREA

APN 648–110–013 – 10.37 ACRES
APN 648–110–016 – 0.35 ACRES
APN 648–121–001 – 20.00 ACRES

GROSS ACREAGE

30.72 ACRES FOR FULL SITE

BASIS OF BEARINGS

CENTERLINE OF RIO DEL SOL

SURVEYOR'S NOTES

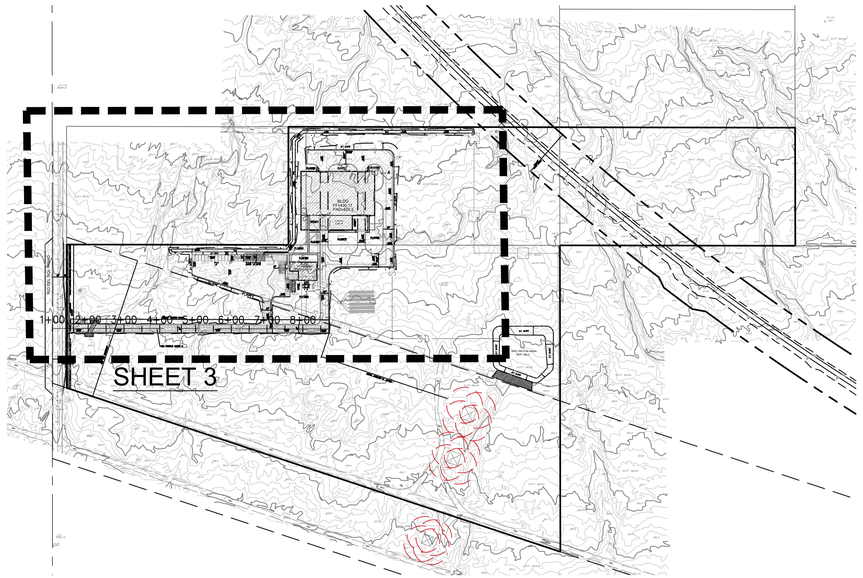
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

LEGEND

	PROPERTY LINE
	DEDICATION R/W
	CENTER LINE
—S—	PROPOSED SEWER WITH MANHOLE
—W—	PROPOSED WATER LINE
—FW—	PROPOSED FIRE WATER LINE
—SD—	PROPOSED STORM DRAIN
—W—	EXIST. WATER LINE
—S—	EXIST. SEWER LINE WITH MANHOLE
	PROPOSED RETAINING WALL
	LANDSCAPE AREA
	AC PAVING
	CONCRETE SURFACES
	GRAVEL DRIVE

TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN



INDEX MAP

SCALE: 1"=200'

N

SHEET INDEX

TITLE SHEET	SHEET 1
MAIN PLOT PLAN – 100 SCALE	SHEET 2
MAIN PLOT PLAN – 40 SCALE	SHEET 3
PLOT PLAN ADA AND PARKING	SHEET 4
ACCESS DRIVE – SECTION –	SHEET 5

SCHOOL DISTRICT INFO

THOUSAND PALMS DISTRICT. COACHELLA VALLEY WATER DISTRICT, SCHOOL DISTRICT PALM SPRINGS UNIFIED, SUPERVISORIAL DISTRICT 4.

GEO HAZARD INFO

THERE ARE NO IDENTIFIABLE LIQUEFACTION, OTHER GEOLOGIC HAZARDS, SPECIAL STUDIES ZONE, OR RELATED FLOOD HAZARDS

GRADING QTY

TOTAL CUT ONSITE	15,765 CY
TOTAL FILL ONSITE	17,469 CY
OX AND RC	4,612 CY

LOT COVERAGES

TOTAL LOT SPACE – ALL 3 LOTS – 30.72 ACRES

AFTER PARCEL TPM – PARCEL MAP – 2 LOTS
1 LOT FOR OWNERSHIP – 25.406 ACRES – 1,106,685 SF
1 LOT TO CVWD – 5.228 ACRES – 227,731 SF

MAIN INDUSTRIAL BUILDING – 24,904 SF
MAIN OFFICE BUILDING – 3,130 SF

PARKING AND AC PAVING	56,393 SF
SIDEWALK AREAS	4,683 SF
LANDSCAPE AREAS	19,332 FS
GRAVEL DRIVE AREA	17,592 SF
RETENTION LOT AREA	23,307 SF
TOTAL LOT COVERAGE FOR BUILDING	2.5 %

FLOOR AREA RATIO 0.25 TO 0.60

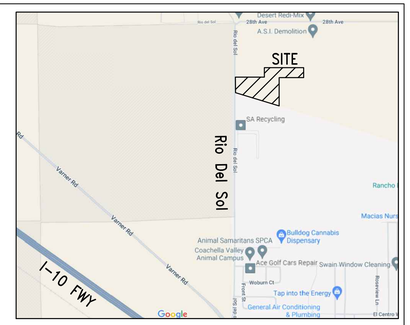
PARKING ANALYSIS

IF NUMBER OF WORKERS CAN BE DETERMINED:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT, AND
1 SPACE/VEHICLE KEPT IN CONNECTION WITH THE USE

PARKING
1 VAN ACCESSIBLE
3 STD ACCESSIBLE
1 EV VAN ACCESSIBLE
1 EV STD ACCESSIBLE
5 STD EVCS
11 STD PARKING SPACES

TOTAL SPACES – 22 TOTAL

FUTURE SPACES – TBD TOTAL



VICINITY MAP
N.T.S.

N

SCOPE OF WORK

GENERAL PLAN FOUNDATION AMENDMENT NO.240009 (GPA240009), CHANGE OF ZONE NO. 2400009 (CZ2400009), AND PLOT PLAN TRANSMITTAL NO. 240010 (PPT240010) –1ST SUBMITTAL
APN'(S): 648–120–001, 648–110–013, AND 648–110–016 – APPLICATION PROPOSING TPM FOR 2 LOTS (MERGING 3 LOTS – 1 LOT TO BE ACQUIRED BY CVWD FOR LEVEE) CONSTRUCTION OF A 24,904 SQUARE FOOT METAL BUILDING AND TO ESTABLISH A METAL BUILDING FABRICATION USE
APN'(s): 648–120–001, 648–110–016, and 648–110–013

EXISTING LAND USE

ASSESSOR PARCEL NUMBER	GENERAL PLAN LAND USE	ZONING
648–120–001	COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)	MANUFACTURING–SERVICE COMMERCIAL (M–SC)
648–110–016	COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)	MANUFACTURING–SERVICE COMMERCIAL (M–SC)
648–110–013	RURAL:RURAL RESIDENTIAL(R:RR)	MANUFACTURING–SERVICE COMMERCIAL (M–SC) AND CONTROLLED DEVELOPMENT AREAS (W–2–5).

SURROUNDING LAND USES

NORTH – LI, M–SC
SOUTH – LI, M–SC
WEST – IND, M–SC
EAST – RR, W–2–5 AND LI, M–SC

BUILDING ANALYSIS

FUTURE USE – TYPE III AND INDUSTRIAL USE FOR INDUST BLDG. OCCP F–S OFFICE BLDG TYPE VB OCCP B NFPA 13 – FIRE SPRINKLER FUTURE

FEMA MAP AND ZONE

06065C1585G / 8–28–2008 ZONE AO+1 FT DEPTHS

PRIMARY DESIGN STD - RIV CO.

1. COUNTY OF RIVERSIDE – STANDARD DETAILS & GUIDELINES
2. 2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (18TH EDITION)
3. 2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION

DISTURBED AREAS

201,916 SF 4.63 ACRES

CODES, ORDINANCES

ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF RIVERSIDE ORDINANCES, REQUIREMENTS AND COUNTY MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2022. CHP 18 APP. J.

UTILITY PURVEYORS

WATER – CVWD – 760–398–2651

SEWER – CVWD – SEPTIC – PRIVATE

ELEC – SCE – 800–655–4555

GAS – SO CAL GAS – NOT AVAILABLE

CABLE/PHONE – VERIZON –

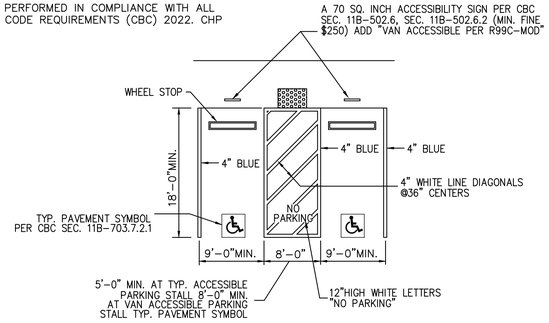
UNDERGROUND – 811

FIRE DEPT NOTES

100' AROUND ALL SRUCTURES, VEGETATION SHALL BE MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 787.3.

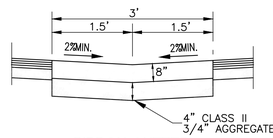
DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING A VEHICLE 75,000 LBS, OVER TWO AXELS.

DRIVEWAY SLOPE SHALL NOT EXCEED 15% EXCEPT WHERE PERMITTED AND APPROVED.

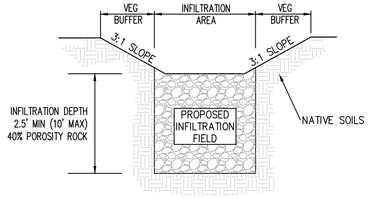


ACCESSIBLE PARKING DETAIL

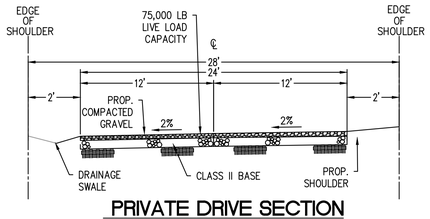
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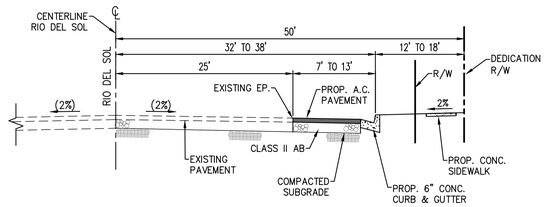
RIBBON GUTTER
NOT TO SCALE



INFILTRATION BASIN DETAIL
N.T.S.



PRIVATE DRIVE SECTION
TYPICAL SECTION
N.T.S.



SECTION "A"
DEL RIO SOL
NTS

REGISTERED PROFESSIONAL ENGINEER · JOANNE C. SINGER · C 26900 · 3/31/2025 · CIVIL · STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED ON DATE
8–9–2024

PREPARED BY:
DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206–734–7765
Joanne C. Singer RCE 26900
760–625–7426

PLOT PLAN - PPT240010
TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648–120–001, APN 648–110–013, –016

DRP 2023–1601–01
PROJECT NO.
SHEET 1 OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

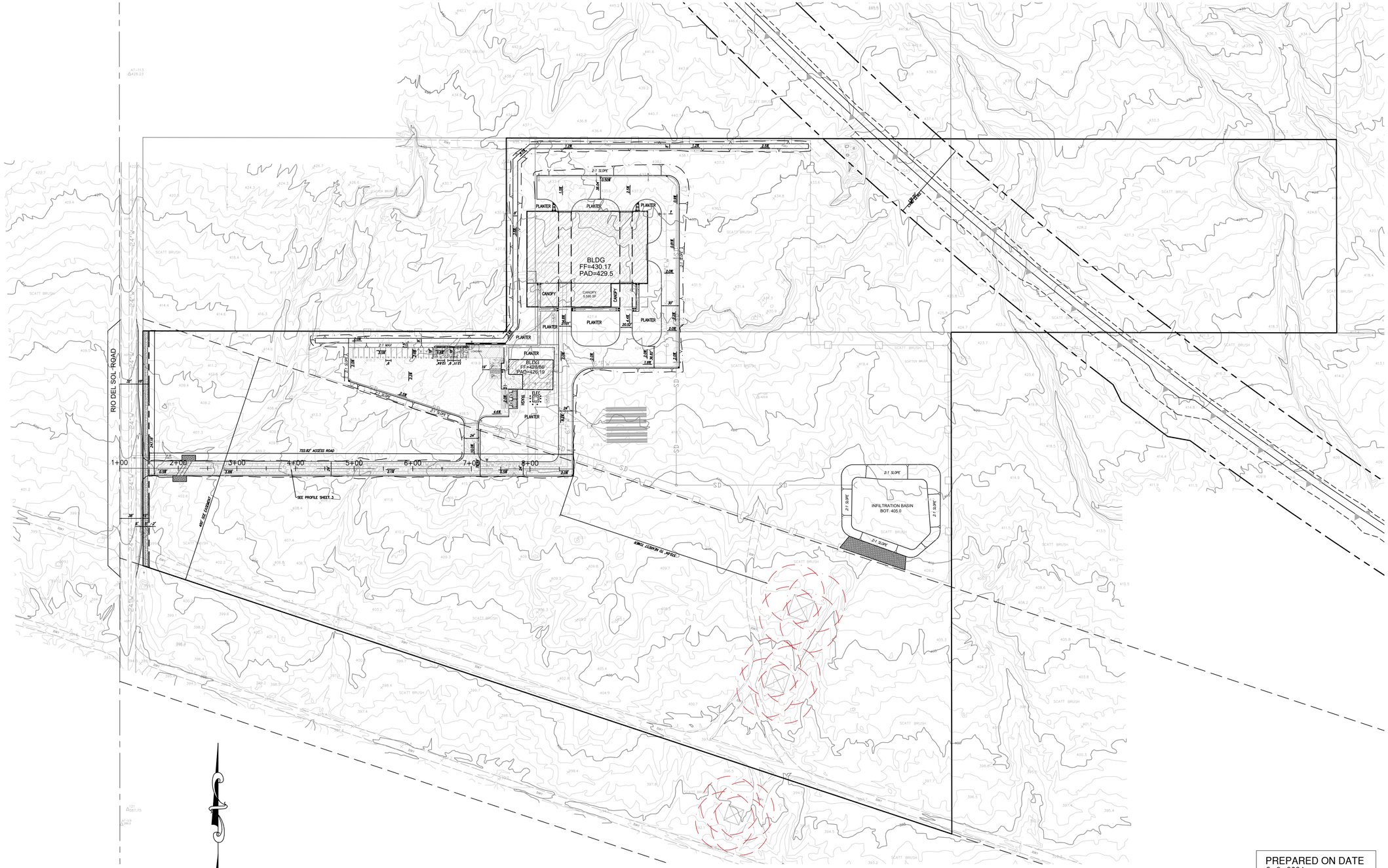
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

- PROPERTY LINE
- DEDICATION R/W
- CENTER LINE
- S — PROPOSED SEWER WITH MANHOLE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN
- W — EXIST. WATER LINE
- S — EXIST. SEWER LINE WITH MANHOLE
- PROPOSED RETAINING WALL
- LANDSCAPE AREA
- AC PAVING
- CONCRETE SURFACES
- GRAVEL DRIVE

TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN



GRAPHIC SCALE: 1"=40'

PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
03/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED BY:

DRP Enterprises

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

DRP 2023-1601-01
PROJECT NO.

SHEET 2 OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

- PROPERTY LINE
- DEDICATION R/W
- CENTER LINE
- PROPOSED SEWER WITH MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN
- EXIST. WATER LINE
- EXIST. SEWER LINE WITH MANHOLE
- PROPOSED RETAINING WALL

	LANDSCAPE AREA	TC	TOP OF CURB	R/W	RIGHT OF WAY
	AC PAVING	HP	HIGH POINT	P.L.	PROPERTY LINE
	CONCRETE SURFACES	FG	FINISHED GRADE	TW	TOP OF WALL
	GRAVEL DRIVE	FL	FLOW LINE	TF	TOP OF FOOTING
		FS	FINISHED SURFACE	N.A.P.	NOT A PART
		FF	FINISHED FLOOR	EX	EXISTING
		PAD	PAD ELEVATION	HT	WALL HIGH
				GB	GRADE BREAK
				CB	CATCH BASIN

BLDG
FF=430.17
PAD=429.5

CANOPY
CANOPY
5,595 SF
CANOPY

BLDG
FF=426.86
PAD=426.19

PLANTER
LOADING
ELEC
TRASH
2:1 SLOPE
2:1 MAX
722.82' ACCESS ROAD
SEE PROFILE SHEET 3
400' SCE EASEMENT
RIO DEL SOL ROAD
372.04' TO NEAREST TOWER
SCATT BRUSH
GRAPHIC SCALE: 1"=40'

PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
08/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
1		

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TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

DRP 2023-1601-01
PROJECT NO.

SHEET 3 OF 5

PLOT PLAN - PPT240010-SITE PLAN

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

	PROPERTY LINE
	DEDICATION R/W
	CENTER LINE
—S—	PROPOSED SEWER WITH MANHOLE
—W—	PROPOSED WATER LINE
—FW—	PROPOSED FIRE WATER LINE
—SD—	PROPOSED STORM DRAIN
—W—	EXIST. WATER LINE
—S—	EXIST. SEWER LINE WITH MANHOLE
	PROPOSED RETAINING WALL

	LANDSCAPE AREA	TC	TOP OF CURB	R/W	RIGHT OF WAY
	AC PAVING	HP	HIGH POINT	P.L.	PROPERTY LINE
	CONCRETE SURFACES	FG	FINISHED GRADE	TW	TOP OF WALL
	GRAVEL DRIVE	FL	FLOW LINE	TF	TOP OF FOOTING
		FS	FINISHED SURFACE	N.A.P.	NOT A PART
		FF	FINISHED FLOOR	EX	EXISTING
		PAD	PAD ELEVATION	HT	WALL HIGH
				GB	GRADE BREAK
				CB	CATCH BASIN

LEGEND:

1. NEW LANDSCAPE AREAS – SEE LANDSCAPE PLANS
2. ASPHALT VEHICULAR WAY 2 WAY TRAFFIC
3. DECOMPOSED GRANITE , GRAVEL DRIVEWAY PER SECTION – PER GRADING – PLANS
4. CONCRETE WALKWAYS PER IMPROVEMENT PLANS
5. 6 FT HIGH W.I. FENCE WITH 48" WIDE MAN GATE WITH KEYPAD LOCK AND I.S.A. DIRECTIONAL SIGN TO ENTRANCE
6. NEW TRASH ENLCLOSURE
7. INTERNATIONAL SYMBOL OF ACCESSIBLITY (ISA) 36" X 36" PAINTED WHITE ON BLUE BACKGROUND WITHIN 6" OF CENTERLINE OF PARKING SPACE (PER 11B–502.6.4.1)
8. CURB RAMP WITH 48" WIDE X 36" MIN. DEEP DETECTABLE WARNING AND ZERO CURB. FLARE SLOPE MAX. 1:10
9. PROVIDE SLOPED WALKWAY TO TOP OF LANDING, MAX. 5% RUNNING SLOPE AND 2% CROSS SLOPE
10. CONCRETE LANDING, MAX. 6" ABOVE ASPHALT, SLOPE 2% MAX. IN ALL DIRECTIONS
11. STANDARD ACCESSIBLE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. WITH SIGNAGE PER SEC. 11B–208.2
12. STANDARD VAN ACCESSIBLE PARKING SPACE 12 FT WIDE X 18 FT LONG MIN. WITH SIGNAGE PER SEC. 11B–208.2
13. STANDARD VAN ACCESSIBLE EVSE PARKING SPACE 12 FT WIDE X 18 FT LONG MIN. (PER SEC. 11B–208.2)
14. STANDARD ACCESSIBLE EVSE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. (PER SEC. 11B–208.2)
15. STANDARD EVSE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. WITH STATION EQUIPMENT AND SIGNAGE (PER 11B–812.8)
16. STANDARD PARKING SPACE 9 FT WIDE X 18 FT DEEP MIN. PROVIDE 6" X 36" WHEEL STOP WHERE NO CURB IS PRESENT
17. WHEEL STOP: 6" x 36" MIN. TYPICAL AS SHOWN. PROVIDE WHEEL STOPS AT NON CURB LOCATIONS, AS OCCURS
18. WROUGHT IRON FENCE, SEE CIVIL DRAWINGS FOR EXACT TYPE AND LOCATION
19. PROVIDE AN ACCESSIBLE PATH OF TRAVEL: 48" WIDE, STRIPED, MAX. 2% CROSS SLOPE AND MAX. 5% RUNNING SLOPE AT ALL LOCATIONS (AS REQUIRED PER 11B–202.4.1)
20. DETECTABLE WARNINGS, CONTIGuOUS WITH ACCESSIBLE PATH OF TRAVEL, AS SHOWN (PER 11B–247 AND 11B–250.1 EXC. 4) NOTE: In alterations to existing parking facilities, including alterations requried by Section 11B–202.4, physical separation may be provided with detectable warnings complying with Sections 11B–247 and 11B–705.1 in lieu of raised circulation paths.
21. ELECTRIC VEHICLE CHARGING STATION WITH EVSE SIGNAGE AND 30"x48" CLEAR FLOOR SPACE (PER 11B–812.8). MAINTAIN REACH RANGES AND OPERABLE PARTS PER 11B–308.1
22. CONC CURB, SEE CIVIL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
23. LIGHT STANDARD, SEE CIVIL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
24. CALIFORNIA TOW–AWAY SIGN 22" MIN GT x 17" MIN. WIDE, 1" MIN. LETTER HT., WITH SIGN CONTENT PER 11B–502.8
25. LOADING ZONE FOR INDUSTRIAL BUILDING – OFFICE –PER SF AND RATIO FOR TOTAL BUILDING SPACE FLOOR SPACE.
26. BICYCLE PARKING STALLS – 2 EACH

LOT COVERAGES

TOTAL LOT SPACE – ALL 3 LOTS – 30.72 ACRES

AFTER PARCEL TPM – PARCEL MAP – 2 LOTS
1 LOT FOR OWNERSHIP – 25.406 ACRES – 1,106,685 SF
1 LOT TO CVWD – 5.228 ACRES – 227,731 SF

MAIN INDUSTRIAL BUILDING – 24,904 SF
MAIN OFFICE BUILDING – 3,130 SF

PARKING AND AC PAVING	56,393 SF
SIDEWALK AREAS	4,683 SF
LANDSCAPE AREAS	19,332 FS
GRAVEL DRIVE AREA	17,592 SF
RETENTION LOT AREA	23,307 SF
TOTAL LOT COVERAGE FOR BUILDING	2.5 %

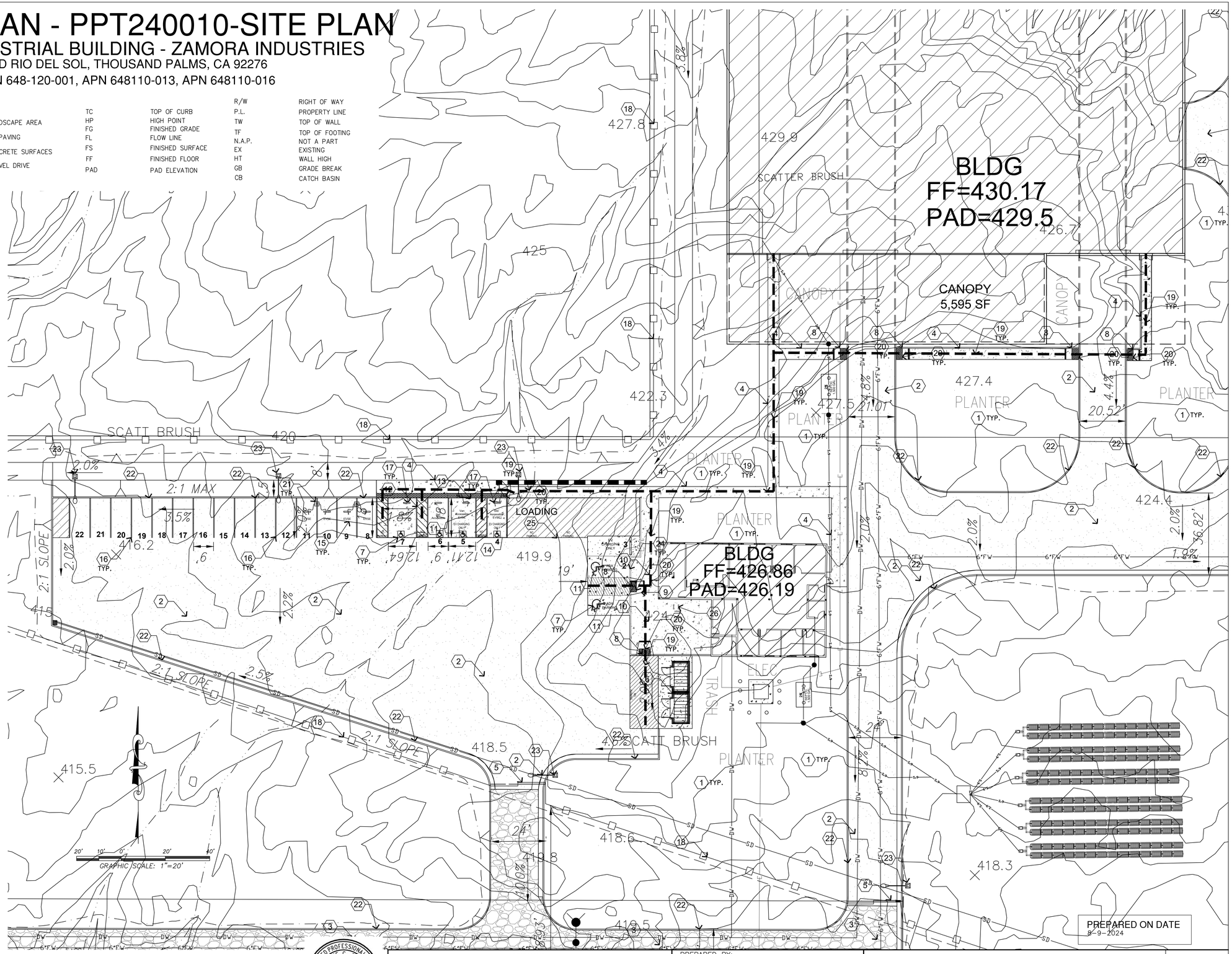
FLOOR AREA RATIO 0.25 TO 0.60

PARKING ANALYSIS

IF NUMBER OF WORKERS CAN BE DETERMINED:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT, AND
1 SPACE/VEHICLE KEPT IN CONNECTION WITH THE USE

PARKING
1 VAN ACCESSIBLE
3 STD ACCESSIBLE
1 EV VAN ACCESSIBLE
1 EV STD ACCESSIBLE
5 STD EVCS
11 STD PARKING SPACES

TOTAL SPACES – 22 TOTAL



PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
12/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED BY:
DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206–734–7765
Joanne C. Singer RCE 26900
760–625–7426

PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

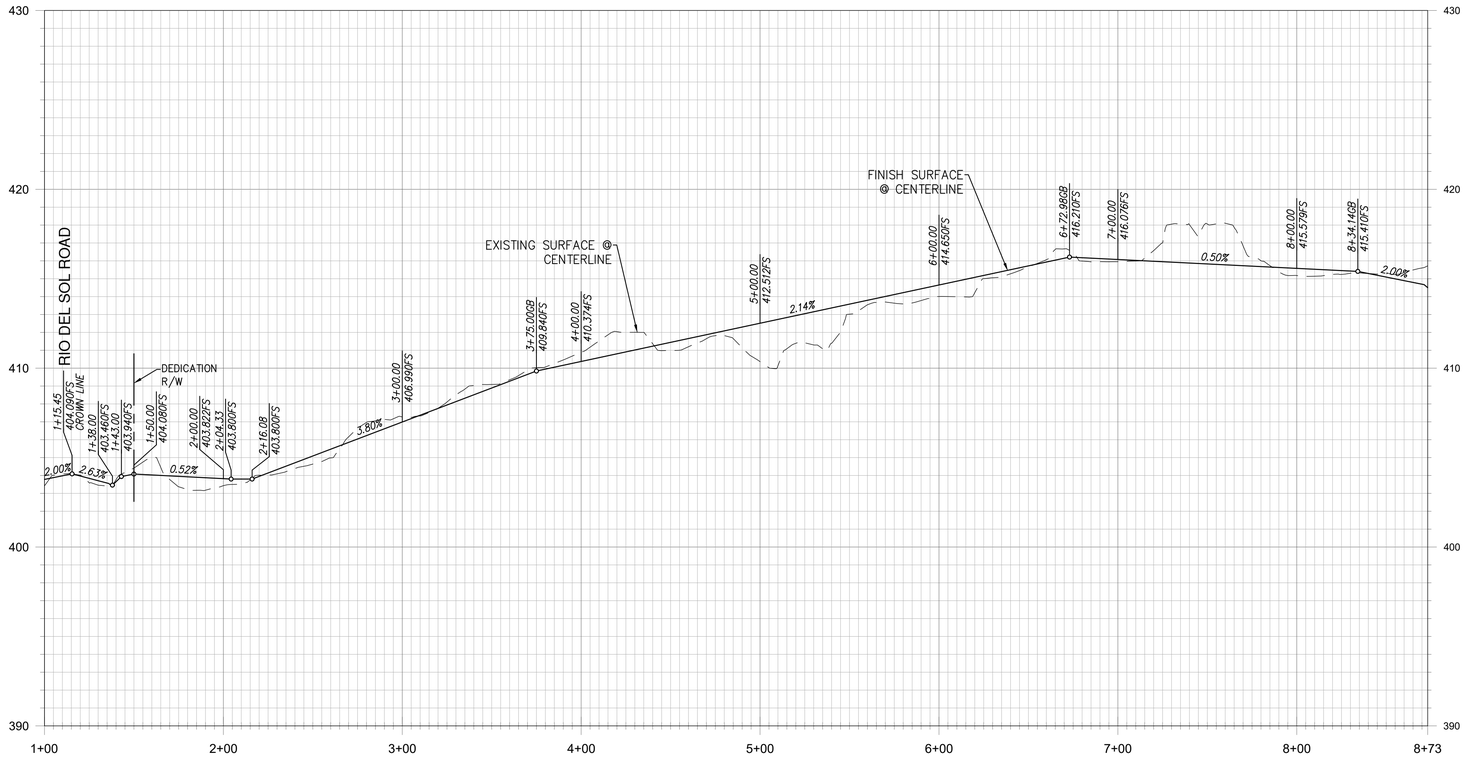
DRP 2023–1601–01
PROJECT NO.
SHEET 4
OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

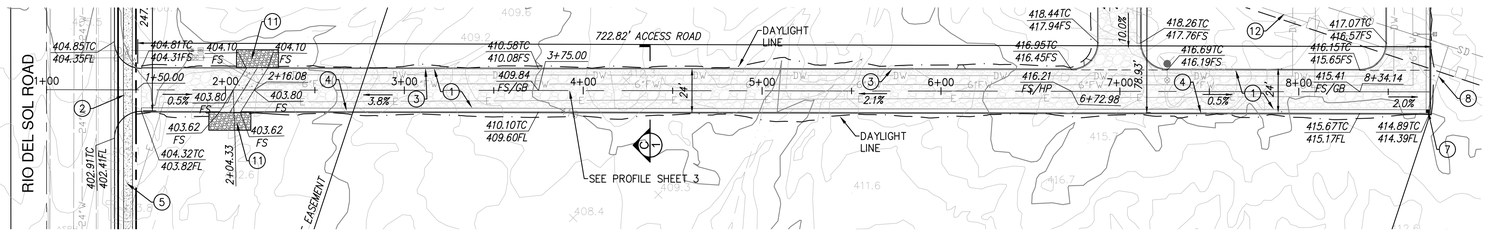
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016



DRIVEWAY PROFILE

SCALE: HORZ. 1"=40'
VERT. 1"=4'



PLAN VIEW

CONSTRUCTION NOTE:

1. PROPOSED PCC PAVEMENT
2. PROPOSED DRIVEWAY APPROACH
3. PROPOSED 6" CURB
4. PROPOSED 6" CURB AND GUTTER
5. PROPOSED SIDEWALK
6. PROPOSED EARTHEN BERM
7. PROPOSED CATCH BASIN
8. PROPOSED STORM DRAIN PIPE
9. PROPOSED SD CLEANOUT
10. PROPOSED INFILTRATION TRENCH BASIN
11. PROPOSED RIPRAP ENERGY DISSPATOR
12. PROPOSED FENCE
13. PROPOSED RETAINING WALL

40' 20' 0' 40' 80'

GRAPHIC SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
5/31/2025
CIVIL
STATE OF CALIFORNIA

PREPARED ON DATE
8-9-2024

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED BY:

DRP Enterprises

DRP ENTERPRISES LLC
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206-734-7765
Joanne C. Singer RCE 26900
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PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

PROJECT NO. DRP 2023-1601-01

SHEET 5 OF 5

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.2
(ID # 27747)
MEETING DATE:
Wednesday, May 21, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) and Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer / Representative: Daniel Patneaude c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT	
Case Number(s):	GPA240009
Environmental Type:	Exemption
Area Plan No.	Western Coachela Valley
Zoning Area/District:	Thousand Palms District
Supervisorial District:	Fourth District
Project Planner:	Jordan Leffew
Project APN(s):	648-110-013 & -016 & 648-120-001
Continued From:	

John Hildebrand, Planning Director 5/12/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) & Community Development (CD) to Community Development (CD)

and amend its Land Use Designation from Rural Residential (R:RR) & Light Industrial (CD:LI) to Light Industrial (CD:LI), on three parcels, totaling 30.72 gross acres.

The three parcels are located north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240009 (GPA240009).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R) & Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR) & Light Industrial (CD:LI)
Proposed General Plan Land Use Designation:	Light Industrial (CD:LI)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR) & Light Industrial (CD:LI)
East:	Rural Residential (R:RR)
South:	Rural Residential (R:RR) & Light Industrial (CD:LI)
West:	Light Industrial (CD:LI) & Tribal Lands
Existing Zoning Classification:	M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum)
Proposed Zoning Classification:	N/A

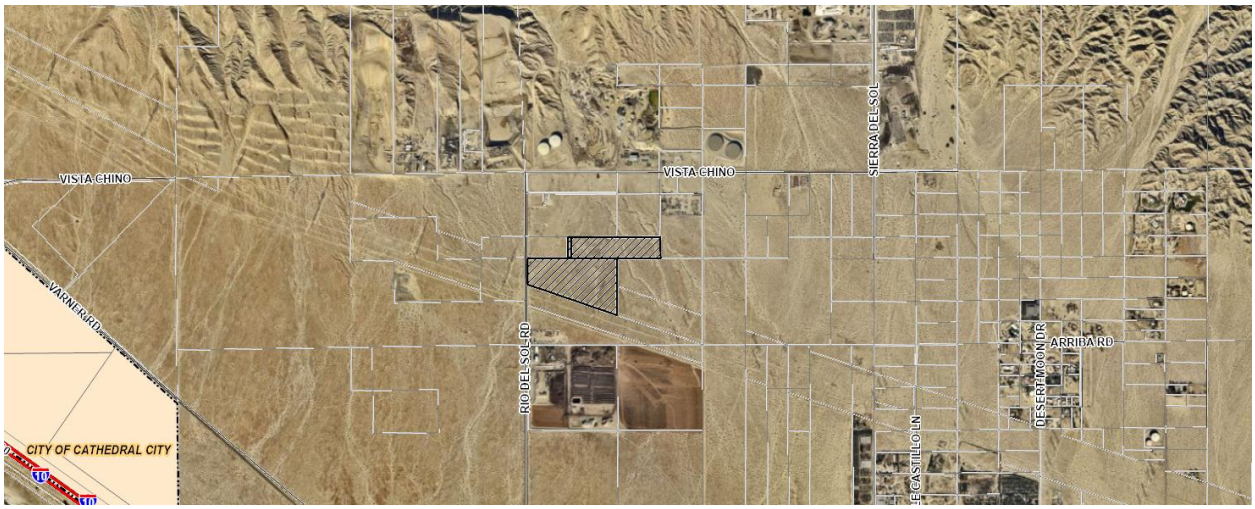
Surrounding Zoning Classifications	
North:	M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum)
East:	W-2-5 (Controlled Development Areas, 5-acre minimum)
South:	M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum)
West:	W-2 (Controlled Development Areas)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Located Within:

City's Sphere of Influence:	Yes – Cathedral City
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Thousand Palms
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

Environmental Justice (“EJ”) Community	Yes – Thousand Palms

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240009) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240009 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240009 is approved, the applicant intends to apply for an implementing project consisting of one (1) 29,600 sq/ft industrial building for steel fabrication facility. The facility will provide parking, lighting, landscape, drainage, fencing, and other required amenities. The project will also provide new water and fire services within the area.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD:HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Light Industrial (CD:LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,800 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

No comments have been received to date.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240009 was held before the General Plan Advisory Committee on July 29, 2024. Zero (0) number of comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and zero (0) members of the public provided public testimony.

The Committee discussed the project. The clarifying questions consisted of: if this is a current business looking to move or expand onto the project site, the number of employees (current and future), the floodplain/levy project, and if the project site is located within a CVMSHCP boundary. The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd, 3rd, 5th District
Against: N/A
Neutral: N/A
Not Present: 1st, 4th Districts
Abstain: N/A

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – Applicant's Exhibits
Exhibit F – GPAC Hearing Package

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-21-2024

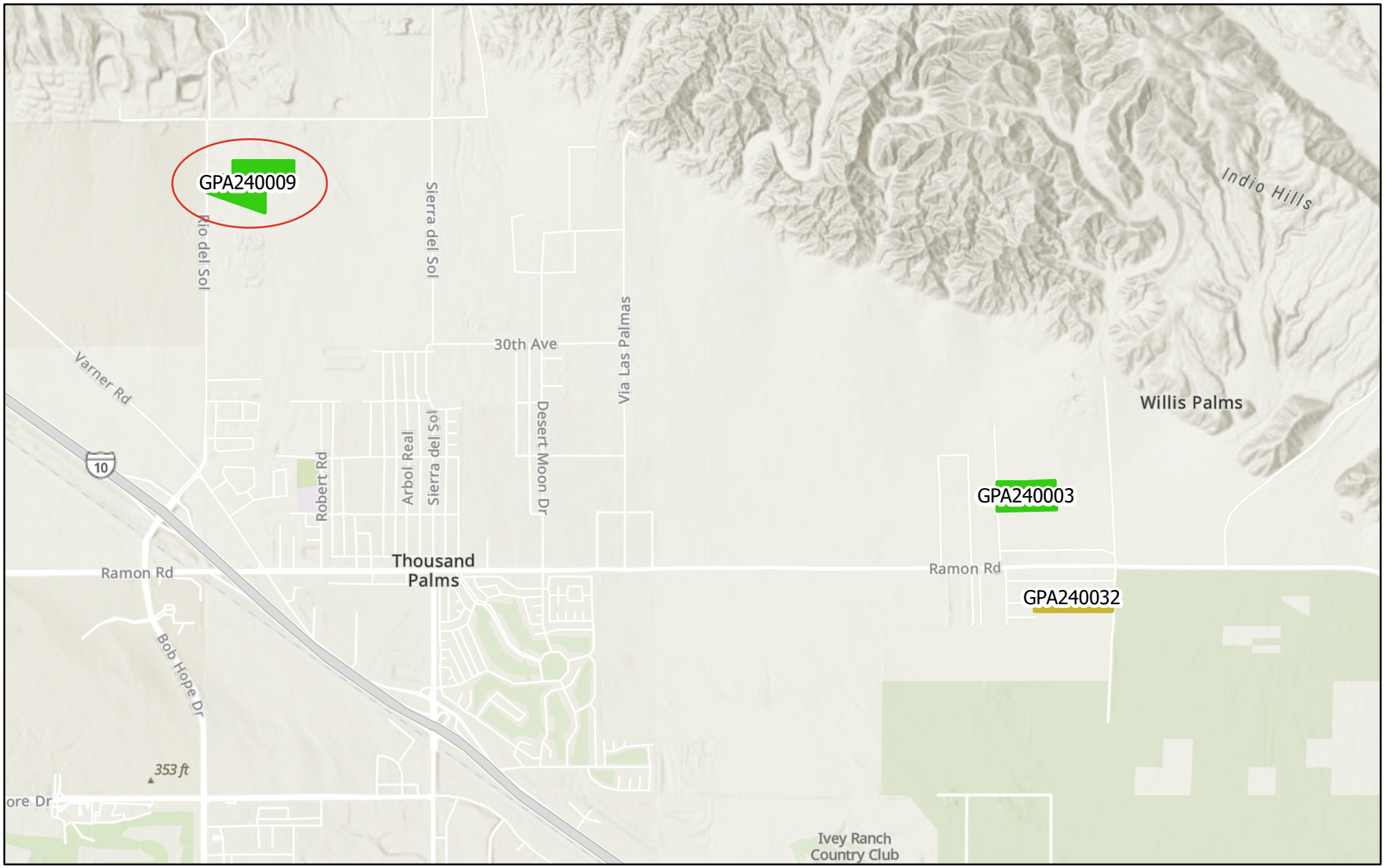


Zoning Area/District: THOUSAND PALMS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

0 1000 2000 ft

FGPA Status Map



2/13/2025

FGPA Web Map

Active

On Hold

World Hillshade

1:46,747

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

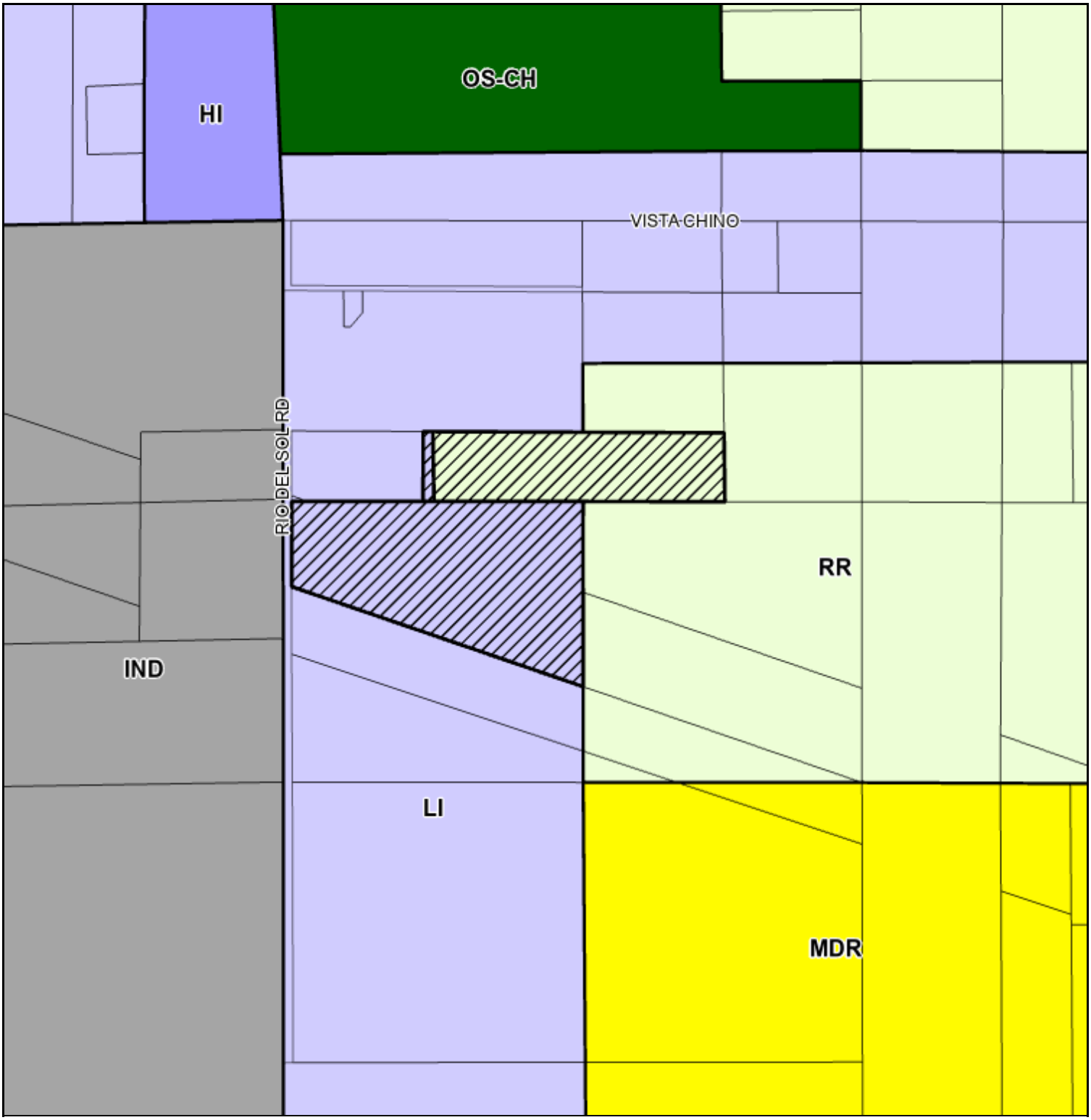
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-21-2024
Exhibit: 5



Zoning Area/District: THOUSAND PALMS

Author:

0 500 1000 ft

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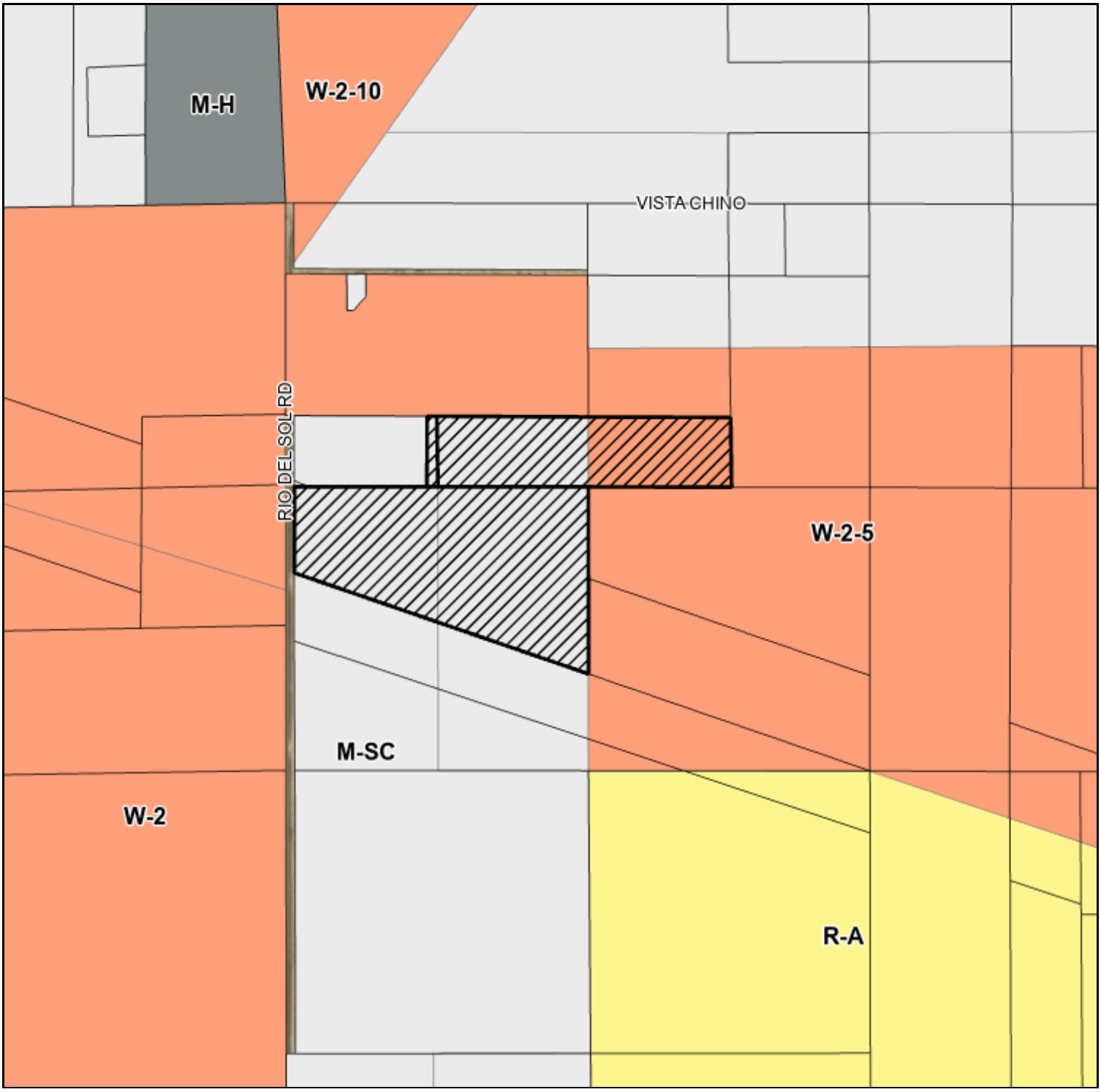
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240009

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-21-2024
Exhibit: 2



Zoning Area/District: THOUSAND PALMS

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0 500 1000 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240009)

Planning Case APN(s): 648-110-013 & -016 & 648-120-001

I, Jordan Leffew, certify that on March 11, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. The attached list is a complete and true compilation of the owners of the subject property and all other property owners within 1,800 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Jordan Leffew SIGNATURE: Jordan Leffew

TITLE: Assistant Planner

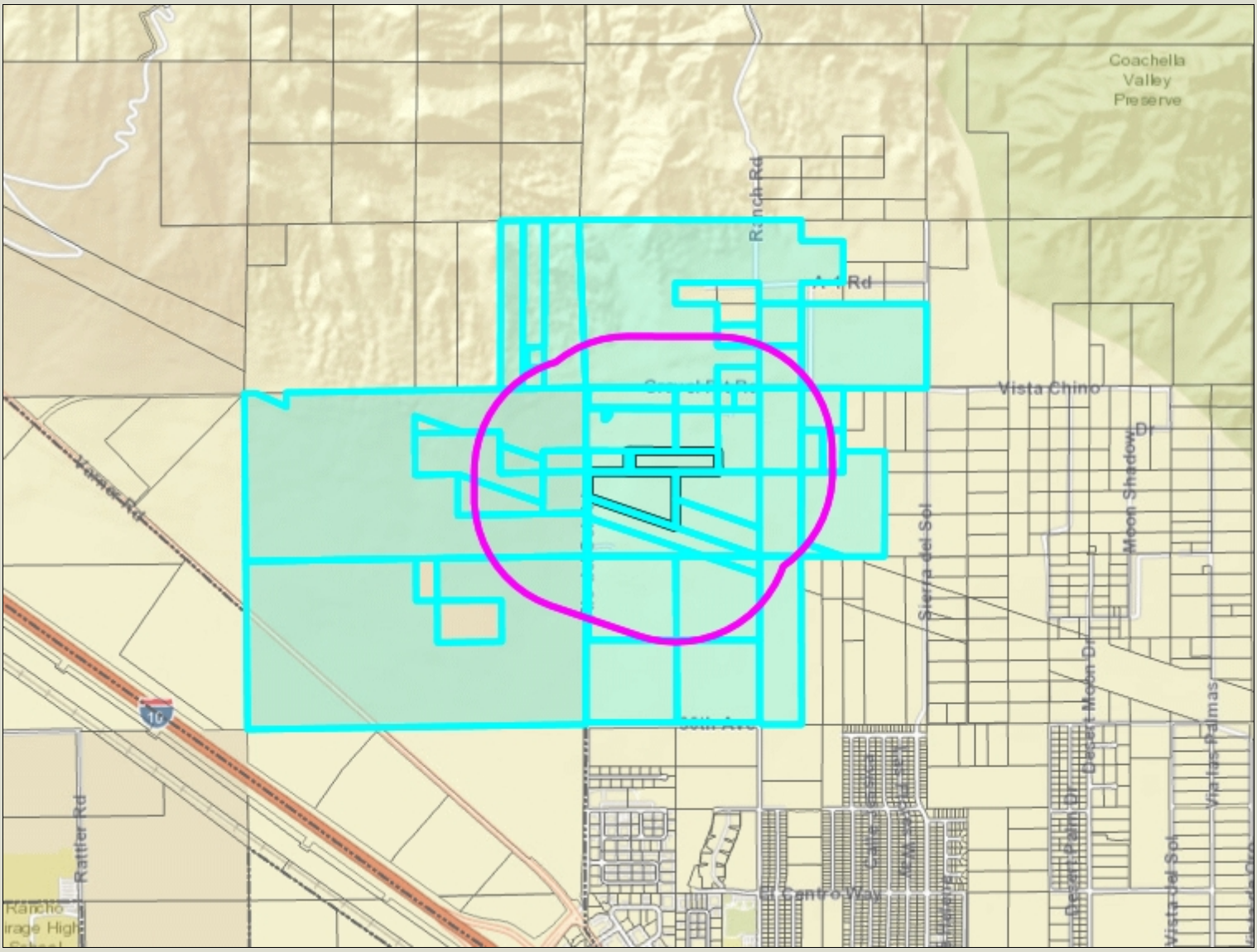
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

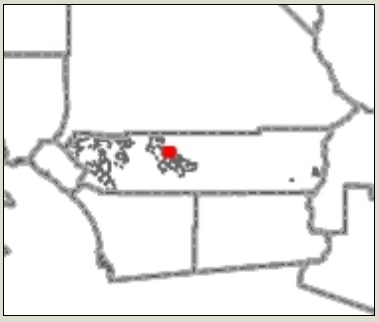
PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240009





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 3,009 6,019 Feet

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

REPORT PRINTED ON... 10/17/2024 3:22:57 PM

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648030004
STEVEN LEFFERT
16740 VALERIO ST
VAN NUYS CA 91406

648030005
PREMIUM POOL PLASTER
79892 DEWSBURY DR
INDIO CA 92203

648030015
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

648030020
C V W D
P O BOX 1058
COACHELLA CA 92236

648110001
DAY CONSTRUCTION CORP
10850 WILSHIRE BLVD STE 1250
LOS ANGELES CA 90024

648110002
ANGEL TOLEDO MORALES
28340 AVENIDA DUQUESA
CATHEDRAL CITY CA 92234

648110009
RENE CABEZAS
3116 E VIA ESCUELA
PALM SPRINGS CA 92262

648110011
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

648110012
PAUL YAN ZHONG ZHANG
32033 SEARIDGE CIR
RANCHO PALOS VERDES CA 90275

648110013
ZAMORA IND
4776 VALLEY FORGE DR
JURUPA VALLEY CA 92509

648110014
STACEY WALKER
66773 CAHUILLA AVE
DSRT HOT SPG CA 92240

648110018
COACHELLA VALLEY CONSERVATION COMMISSION
74-199 EL PASEO STE 100
PALM DESERT CA 92260

648120004
ROBIN WINKLE
72056 NORTHSHORE ST NO B
THOUSAND PLMS CA 92276

648120005
DIONISIOS ARGYROS
2813 MONOGRAM AVE
LONG BEACH CA 90815

648130002
ENRIQUE SORIA
31225 DESERT MOON DR
THOUSAND PALMS CA 92276

648130004
COACHELLA VALLEY CONSERVATION COMMISSION
73710 FRED WARING STE 200
PALM DESERT CA 92260

648140010
DEPT OF FISH & GAME WILDLIFE CONSERVATION
1807 13TH ST NO 103
SACRAMENTO CA 95814

648150028
SA RECYCLING
2411 N GLASSELL ST
ORANGE CA 92865

648150029
SA RECYCLING
3200 E FRONTERA ST
ANAHEIM CA 92807

648150033
ARRA HOLDINGS
25201 PASEO DE ALICIA STE 125
ALISO VIEJO CA 92653

648150034
ARAWAY LTD
7400 ROBLIN BLVD
HEADINGLY MB R4H1A5

670040005
GARY D. BUTLER
2 CAMBRIDGE CT
RANCHO MIRAGE CA 92270

670040006
GARY BUTLER
41-700 N JACKSON ST
INDIO CA 92203

670040007
KATHLEEN CARRASCO
P O BOX 361
THOUSAND PLMS CA 92276

670040008
DOMINGO LEON
80547 VIRGINIA AVE
INDIO CA 92201

670090002
SOUTHERN CALIFORNIA EDISON CO
P O BOX 410
LONG BEACH CA 90801

670090003
KARL HOLT
80106 PALM CIRCLE DR
LA QUINTA CA 92253

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

APPLICANT / OWNER / DEVELOPER

ALFREDO RANGEL – ZAMORA LLC
4776 VALLEY FORGE DRIVE
JURUPA VALLEY, CA 92509
909–469–0078
AL@RANGELSTEEL.COM

CIVIL ENGINEER

DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
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PALM SPRINGS, CA 92263
206–734–7765
JOANNE C. SINGER
RCE 26900
760–625–7426
DPATNEAUDE@DRPENTERPRISESLLC.ORG

SITE ADDRESS

TBD RIO DEL SOL
THOUSAND PALMS, CA 92276

GROUND CONTROL SURVEY PREPARED BY:

JD COLE AND ASSOCIATES
JIM COLE, PLS 5613
J D Cole & Associates Inc.
Land Surveying
jdclandsurveying@aol.com
(909) 797–2074 Office
(909) 797–2074 Fax
(951) 660–8440 Cell
11056 RAMONA STREET
YUCAIPA, CA 92399

AERIAL SURVEY PREPARED BY:

TMR AND ASSOCIATES
ROBERT BECERRIL
155 W. HOSPITALITY LN. STE. 122
SAN BERNARDINO, CA. 92408
PHONE (909)890–3730 FAX (909)890–3740

SURVEYOR'S NOTE

THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

J Singer

JOANNE C. SINGER
RCE 26900 EXP 3–31–2025

12–15–2023
DATE

REGISTERED PROFESSIONAL ENGINEER · JOANNE C. SINGER · C 26900 · 3/31/2025 · CIVIL · STATE OF CALIFORNIA

BENCHMARK

USGS
DX0092 DESIGNATION – 603 42
DX0092 PID – DX0092
DX0092 STATE/COUNTY– CA/RIVERSIDE
DX0092 COUNTRY – US
DX0092 USGS QUAD – MYOMA (2018)
ELEVATION = 315.76
NAVD88

LEGAL DESCRIPTION

T4SR6E SEC 7 NW

TAX ASSESSOR'S PARCEL NO.

648–110–013, –016 & 648–121–001

AREA

APN 648–110–013 – 10.37 ACRES
APN 648–110–016 – 0.35 ACRES
APN 648–121–001 – 20.00 ACRES

GROSS ACREAGE

30.72 ACRES FOR FULL SITE

BASIS OF BEARINGS

CENTERLINE OF RIO DEL SOL

SURVEYOR'S NOTES

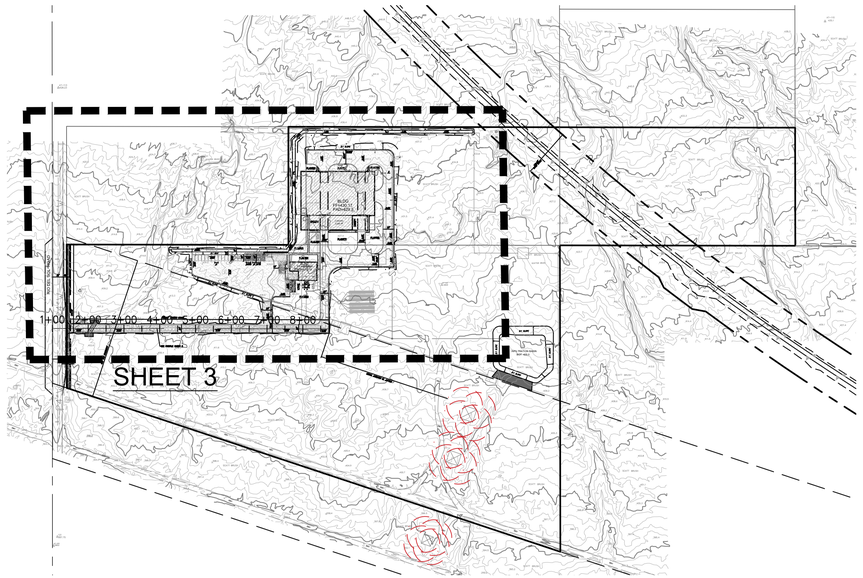
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

LEGEND

	PROPERTY LINE
	DEDICATION R/W
	CENTER LINE
—S—	PROPOSED SEWER WITH MANHOLE
—W—	PROPOSED WATER LINE
—FW—	PROPOSED FIRE WATER LINE
—SD—	PROPOSED STORM DRAIN
—W—	EXIST. WATER LINE
—S—	EXIST. SEWER LINE WITH MANHOLE
	PROPOSED RETAINING WALL
	LANDSCAPE AREA
	AC PAVING
	CONCRETE SURFACES
	GRAVEL DRIVE

TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN



INDEX MAP

SCALE: 1"=200'

N

SHEET INDEX

TITLE SHEET	SHEET 1
MAIN PLOT PLAN – 100 SCALE	SHEET 2
MAIN PLOT PLAN – 40 SCALE	SHEET 3
PLOT PLAN ADA AND PARKING	SHEET 4
ACCESS DRIVE – SECTION –	SHEET 5

SCHOOL DISTRICT INFO

THOUSAND PALMS DISTRICT. COACHELLA VALLEY WATER DISTRICT, SCHOOL DISTRICT PALM SPRINGS UNIFIED, SUPERVISORIAL DISTRICT 4.

GEO HAZARD INFO

THERE ARE NO IDENTIFIABLE LIQUEFACTION, OTHER GEOLOGIC HAZARDS, SPECIAL STUDIES ZONE, OR RELATED FLOOD HAZARDS

GRADING QTY

TOTAL CUT ONSITE	15,765 CY
TOTAL FILL ONSITE	17,469 CY
OX AND RC	4,612 CY

LOT COVERAGES

TOTAL LOT SPACE – ALL 3 LOTS – 30.72 ACRES

AFTER PARCEL TPM – PARCEL MAP – 2 LOTS
1 LOT FOR OWNERSHIP – 25.406 ACRES – 1,106,685 SF
1 LOT TO CVWD – 5.228 ACRES – 227,731 SF

MAIN INDUSTRIAL BUILDING – 24,904 SF
MAIN OFFICE BUILDING – 3,130 SF

PARKING AND AC PAVING	56,393 SF
SIDEWALK AREAS	4,683 SF
LANDSCAPE AREAS	19,332 FS
GRAVEL DRIVE AREA	17,592 SF
RETENTION LOT AREA	23,307 SF
TOTAL LOT COVERAGE FOR BUILDING	2.5 %

FLOOR AREA RATIO 0.25 TO 0.60

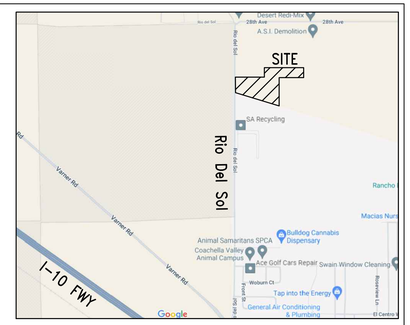
PARKING ANALYSIS

IF NUMBER OF WORKERS CAN BE DETERMINED:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT, AND
1 SPACE/VEHICLE KEPT IN CONNECTION WITH THE USE

PARKING
1 VAN ACCESSIBLE
3 STD ACCESSIBLE
1 EV VAN ACCESSIBLE
1 EV STD ACCESSIBLE
5 STD EVCS
11 STD PARKING SPACES

TOTAL SPACES – 22 TOTAL

FUTURE SPACES – TBD TOTAL



VICINITY MAP
N.T.S.

N

SCOPE OF WORK

GENERAL PLAN FOUNDATION AMENDMENT NO.240009 (GPA240009), CHANGE OF ZONE NO. 2400009 (CZ2400009), AND PLOT PLAN TRANSMITTAL NO. 240010 (PPT240010) –1ST SUBMITTAL
APN'(S): 648–120–001, 648–110–013, AND 648–110–016 – APPLICATION PROPOSING TPM FOR 2 LOTS (MERGING 3 LOTS – 1 LOT TO BE ACQUIRED BY CVWD FOR LEVEE) CONSTRUCTION OF A 24,904 SQUARE FOOT METAL BUILDING AND TO ESTABLISH A METAL BUILDING FABRICATION USE
APN'(s): 648–120–001, 648–110–016, and 648–110–013

EXISTING LAND USE

ASSESSOR PARCEL NUMBER	GENERAL PLAN LAND USE	ZONING
648–120–001	COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)	MANUFACTURING–SERVICE COMMERCIAL (M–SC)
648–110–016	COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)	MANUFACTURING–SERVICE COMMERCIAL (M–SC)
648–110–013	RURAL:RURAL RESIDENTIAL(R:RR)	MANUFACTURING–SERVICE COMMERCIAL (M–SC) AND CONTROLLED DEVELOPMENT AREAS (W–2–5).

SURROUNDING LAND USES

NORTH – LI, M–SC
SOUTH – LI, M–SC
WEST – IND, M–SC
EAST – RR, W–2–5 AND LI, M–SC

BUILDING ANALYSIS

FUTURE USE – TYPE III AND INDUSTRIAL USE FOR INDUST BLDG. OCCP F–S OFFICE BLDG TYPE VB OCCP B NFPA 13 – FIRE SPRINKLER FUTURE

FEMA MAP AND ZONE

06065C1585G / 8–28–2008 ZONE AO+1 FT DEPTHS

PRIMARY DESIGN STD - RIV CO.

1. COUNTY OF RIVERSIDE – STANDARD DETAILS & GUIDELINES
2. 2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (18TH EDITION)
3. 2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION

DISTURBED AREAS

201,916 SF 4.63 ACRES

CODES, ORDINANCES

ALL WORK SHALL BE IN COMPLIANCE WITH THE COUNTY OF RIVERSIDE ORDINANCES, REQUIREMENTS AND COUNTY MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2022. CHP 18 APP. J.

UTILITY PURVEYORS

WATER – CVWD – 760–398–2651

SEWER – CVWD – SEPTIC – PRIVATE

ELEC – SCE – 800–655–4555

GAS – SO CAL GAS – NOT AVAILABLE

CABLE/PHONE – VERIZON –

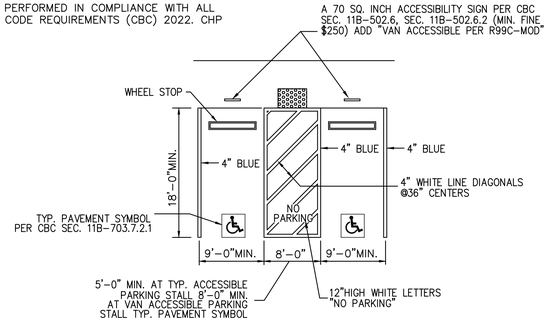
UNDERGROUND – 811

FIRE DEPT NOTES

100' AROUND ALL SRUCTURES, VEGETATION SHALL BE MAINTAINED PER RIVERSIDE COUNTY ORDINANCE 787.3.

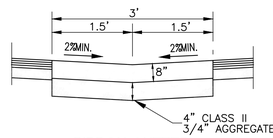
DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING A VEHICLE 75,000 LBS, OVER TWO AXELS.

DRIVEWAY SLOPE SHALL NOT EXCEED 15% EXCEPT WHERE PERMITTED AND APPROVED.

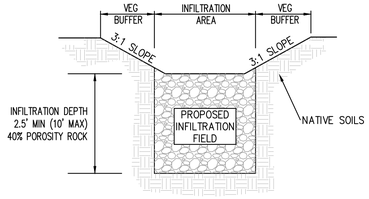


ACCESSIBLE PARKING DETAIL

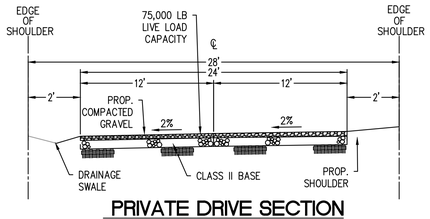
NOT TO SCALE



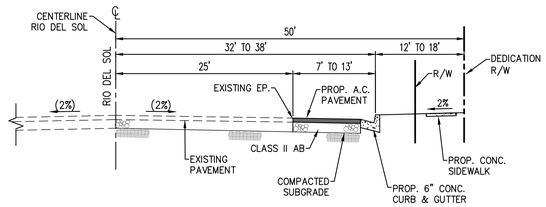
RIBBON GUTTER
NOT TO SCALE



INFILTRATION BASIN DETAIL
N.T.S.



PRIVATE DRIVE SECTION
TYPICAL SECTION
N.T.S.



SECTION "A"
DEL RIO SOL
NTS

REGISTERED PROFESSIONAL ENGINEER · JOANNE C. SINGER · C 26900 · 3/31/2025 · CIVIL · STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED ON DATE
8–9–2024

PREPARED BY:
DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
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PALM SPRINGS, CA 92263
206–734–7765
Joanne C. Singer RCE 26900
760–625–7426

PLOT PLAN - PPT240010
TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648–120–001, APN 648–110–013, –016

DRP 2023–1601–01
PROJECT NO.
SHEET 1 OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

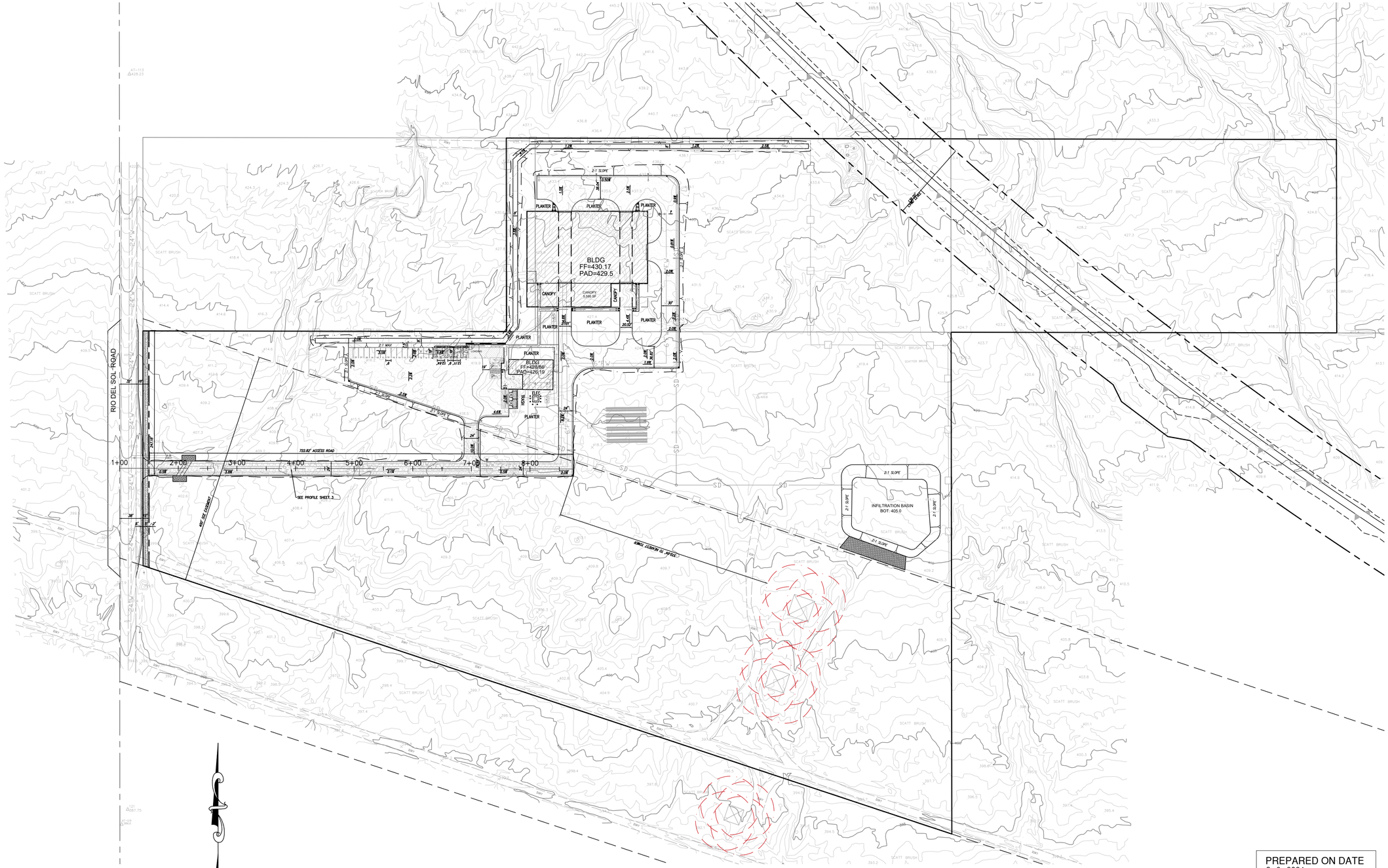
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

- PROPERTY LINE
- DEDICATION R/W
- CENTER LINE
- S — PROPOSED SEWER WITH MANHOLE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN
- W — EXIST. WATER LINE
- S — EXIST. SEWER LINE WITH MANHOLE
- PROPOSED RETAINING WALL
- LANDSCAPE AREA
- AC PAVING
- CONCRETE SURFACES
- GRAVEL DRIVE

TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
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FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN



GRAPHIC SCALE: 1"=40'

PREPARED ON DATE
8-9-2024

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
03/31/2025
CIVIL
STATE OF CALIFORNIA

REVISIONS		
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PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

DRP 2023-1601-01
PROJECT NO.

SHEET 2 OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

- PROPERTY LINE
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- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN
- EXIST. WATER LINE
- EXIST. SEWER LINE WITH MANHOLE
- PROPOSED RETAINING WALL

	LANDSCAPE AREA	TC	TOP OF CURB	R/W	RIGHT OF WAY
	AC PAVING	HP	HIGH POINT	P.L.	PROPERTY LINE
	CONCRETE SURFACES	FG	FINISHED GRADE	TW	TOP OF WALL
	GRAVEL DRIVE	FL	FLOW LINE	TF	TOP OF FOOTING
		FS	FINISHED SURFACE	N.A.P.	NOT A PART
		FF	FINISHED FLOOR	EX	EXISTING
		PAD	PAD ELEVATION	HT	WALL HIGH
				GB	GRADE BREAK
				CB	CATCH BASIN

BLDG
FF=430.17
PAD=429.5

CANOPY
CANOPY
5,595 SF
CANOPY

BLDG
FF=426.86
PAD=426.19

PLANTER
LOADING
ELEC
TRASH
2:1 SLOPE
2:1 MAX
722.82' ACCESS ROAD
SEE PROFILE SHEET 3
400' SCE EASEMENT
RIO DEL SOL ROAD
372.04' TO NEAREST TOWER
SCATT BRUSH
GRAPHIC SCALE: 1"=40'

PREPARED ON DATE
8-9-2024

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JOANNE C. SINGER
C 26900
08/31/2025
CIVIL
STATE OF CALIFORNIA

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PLOT PLAN - PPT240010

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THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

DRP 2023-1601-01
PROJECT NO.

SHEET 3 OF 5

PLOT PLAN - PPT240010-SITE PLAN

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016

LEGEND

	PROPERTY LINE
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	PROPOSED RETAINING WALL

	LANDSCAPE AREA	TC	TOP OF CURB	R/W	RIGHT OF WAY
	AC PAVING	HP	HIGH POINT	P.L.	PROPERTY LINE
	CONCRETE SURFACES	FG	FINISHED GRADE	TW	TOP OF WALL
	GRAVEL DRIVE	FL	FLOW LINE	TF	TOP OF FOOTING
		FS	FINISHED SURFACE	N.A.P.	NOT A PART
		FF	FINISHED FLOOR	EX	EXISTING
		PAD	PAD ELEVATION	HT	WALL HIGH
				GB	GRADE BREAK
				CB	CATCH BASIN

LEGEND:

1. NEW LANDSCAPE AREAS – SEE LANDSCAPE PLANS
2. ASPHALT VEHICULAR WAY 2 WAY TRAFFIC
3. DECOMPOSED GRANITE , GRAVEL DRIVEWAY PER SECTION – PER GRADING – PLANS
4. CONCRETE WALKWAYS PER IMPROVEMENT PLANS
5. 6 FT HIGH W.I. FENCE WITH 48" WIDE MAN GATE WITH KEYPAD LOCK AND I.S.A. DIRECTIONAL SIGN TO ENTRANCE
6. NEW TRASH ENLCLOSURE
7. INTERNATIONAL SYMBOL OF ACCESSIBLITY (ISA) 36" X 36" PAINTED WHITE ON BLUE BACKGROUND WITHIN 6" OF CENTERLINE OF PARKING SPACE (PER 11B–502.6.4.1)
8. CURB RAMP WITH 48" WIDE X 36" MIN. DEEP DETECTABLE WARNING AND ZERO CURB. FLARE SLOPE MAX. 1:10
9. PROVIDE SLOPED WALKWAY TO TOP OF LANDING, MAX. 5% RUNNING SLOPE AND 2% CROSS SLOPE
10. CONCRETE LANDING, MAX. 6" ABOVE ASPHALT, SLOPE 2% MAX. IN ALL DIRECTIONS
11. STANDARD ACCESSIBLE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. WITH SIGNAGE PER SEC. 11B–208.2
12. STANDARD VAN ACCESSIBLE PARKING SPACE 12 FT WIDE X 18 FT LONG MIN. WITH SIGNAGE PER SEC. 11B–208.2
13. STANDARD VAN ACCESSIBLE EVSE PARKING SPACE 12 FT WIDE X 18 FT LONG MIN. (PER SEC. 11B–208.2)
14. STANDARD ACCESSIBLE EVSE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. (PER SEC. 11B–208.2)
15. STANDARD EVSE PARKING SPACE 9 FT WIDE X 18 FT LONG MIN. WITH STATION EQUIPMENT AND SIGNAGE (PER 11B–812.8)
16. STANDARD PARKING SPACE 9 FT WIDE X 18 FT DEEP MIN. PROVIDE 6" X 36" WHEEL STOP WHERE NO CURB IS PRESENT
17. WHEEL STOP: 6" x 36" MIN. TYPICAL AS SHOWN. PROVIDE WHEEL STOPS AT NON CURB LOCATIONS, AS OCCURS
18. WROUGHT IRON FENCE, SEE CIVIL DRAWINGS FOR EXACT TYPE AND LOCATION
19. PROVIDE AN ACCESSIBLE PATH OF TRAVEL: 48" WIDE, STRIPED, MAX. 2% CROSS SLOPE AND MAX. 5% RUNNING SLOPE AT ALL LOCATIONS (AS REQUIRED PER 11B–202.4.1)
20. DETECTABLE WARNINGS, CONTIGuOUS WITH ACCESSIBLE PATH OF TRAVEL, AS SHOWN (PER 11B–247 AND 11B–250.1 EXC. 4) NOTE: In alterations to existing parking facilities, including alterations requried by Section 11B–202.4, physical separation may be provided with detectable warnings complying with Sections 11B–247 and 11B–705.1 in lieu of raised circulation paths.
21. ELECTRIC VEHICLE CHARGING STATION WITH EVSE SIGNAGE AND 30"x48" CLEAR FLOOR SPACE (PER 11B–812.8). MAINTAIN REACH RANGES AND OPERABLE PARTS PER 11B–308.1
22. CONC CURB, SEE CIVIL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
23. LIGHT STANDARD, SEE CIVIL DRAWINGS FOR EXACT LOCATION AND ADDITIONAL INFORMATION
24. CALIFORNIA TOW–AWAY SIGN 22" MIN GT x 17" MIN. WIDE, 1" MIN. LETTER HT., WITH SIGN CONTENT PER 11B–502.8
25. LOADING ZONE FOR INDUSTRIAL BUILDING – OFFICE –PER SF AND RATIO FOR TOTAL BUILDING SPACE FLOOR SPACE.
26. BICYCLE PARKING STALLS – 2 EACH

LOT COVERAGES

TOTAL LOT SPACE – ALL 3 LOTS – 30.72 ACRES

AFTER PARCEL TPM – PARCEL MAP – 2 LOTS
1 LOT FOR OWNERSHIP – 25.406 ACRES – 1,106,685 SF
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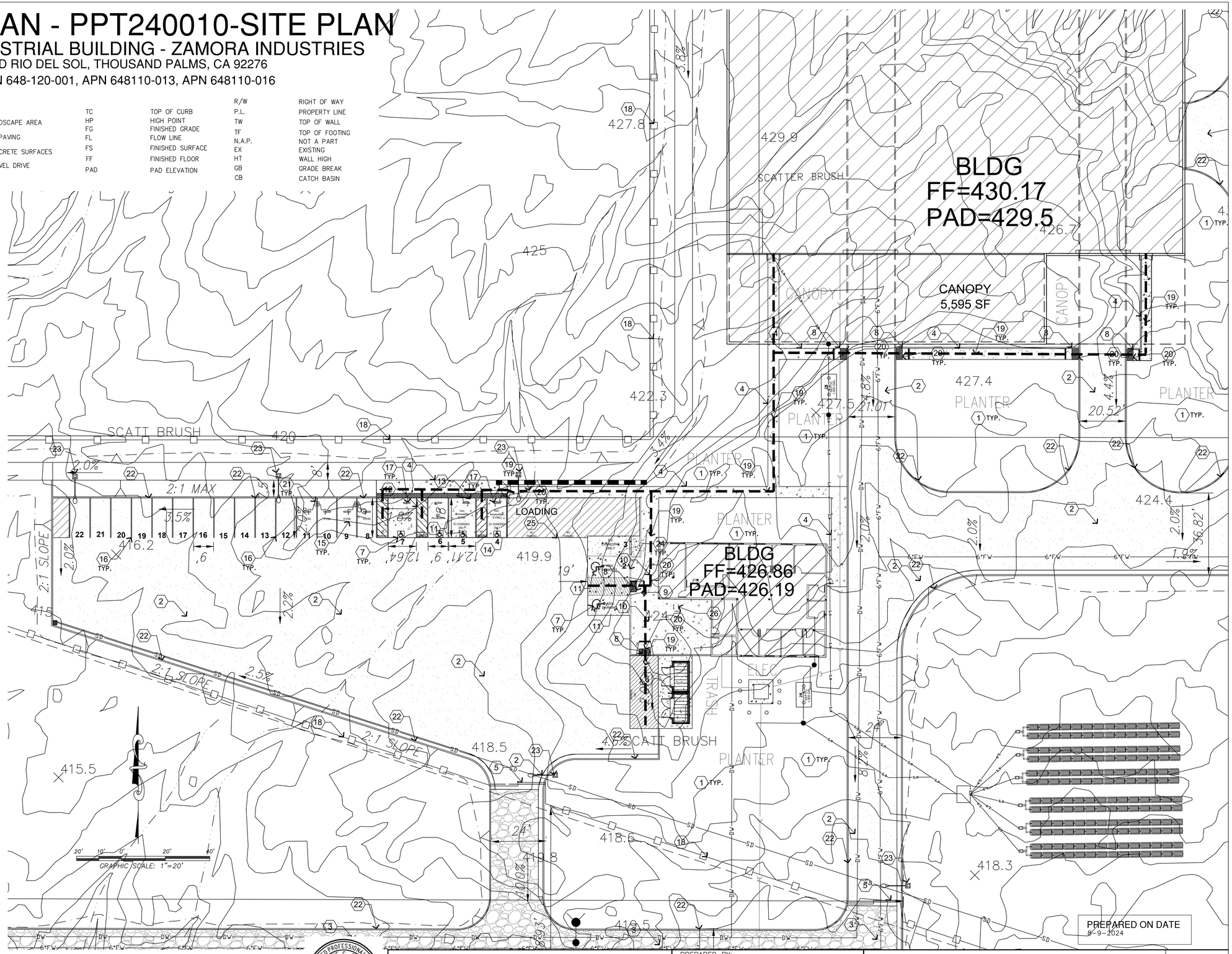
FLOOR AREA RATIO 0.25 TO 0.60

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1 VAN ACCESSIBLE
3 STD ACCESSIBLE
1 EV VAN ACCESSIBLE
1 EV STD ACCESSIBLE
5 STD EVCS
11 STD PARKING SPACES

TOTAL SPACES – 22 TOTAL



PREPARED ON DATE
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PLOT PLAN - PPT240010

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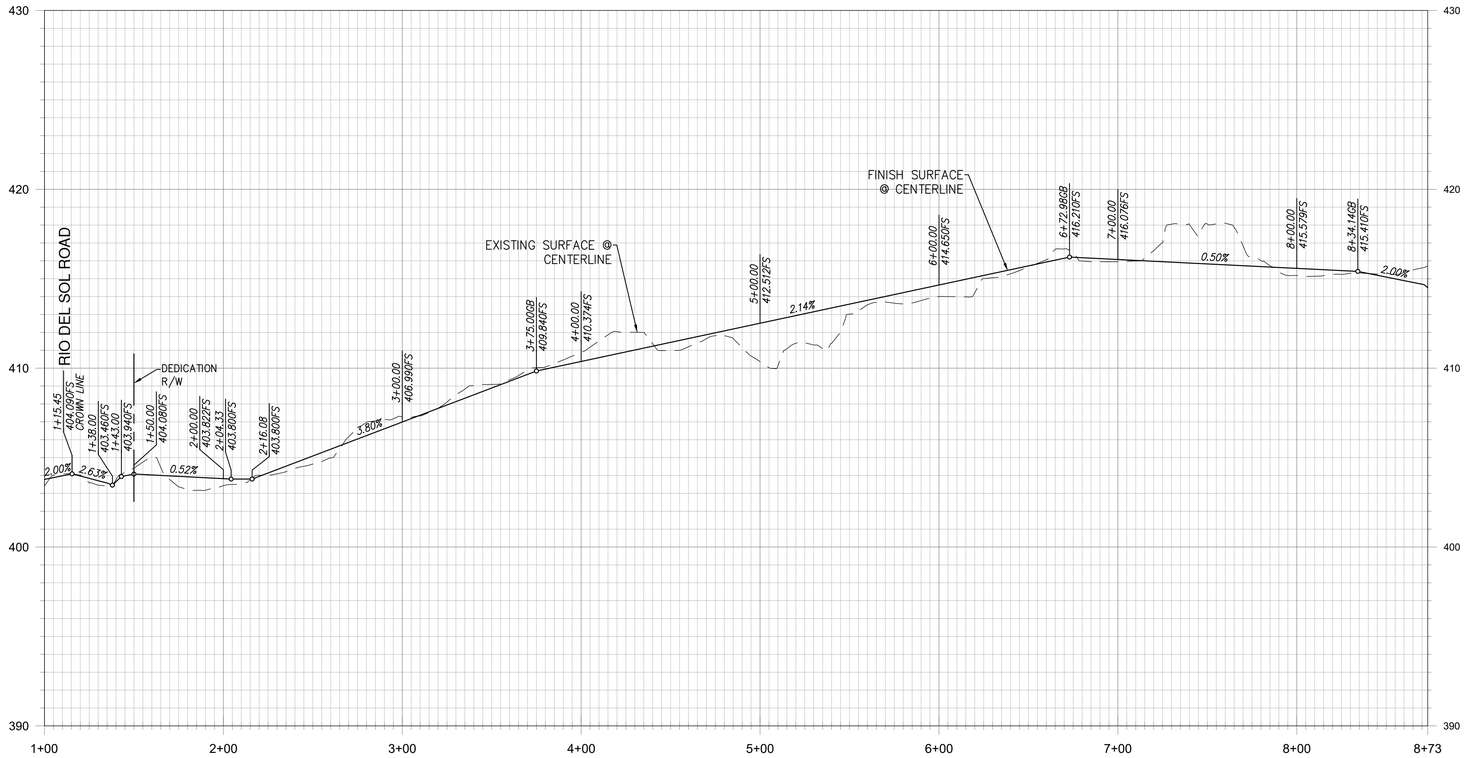
DRP 2023–1601–01
PROJECT NO.
SHEET 4
OF 5

PLOT PLAN - PPT240010

NEW INDUSTRIAL BUILDING - ZAMORA INDUSTRIES

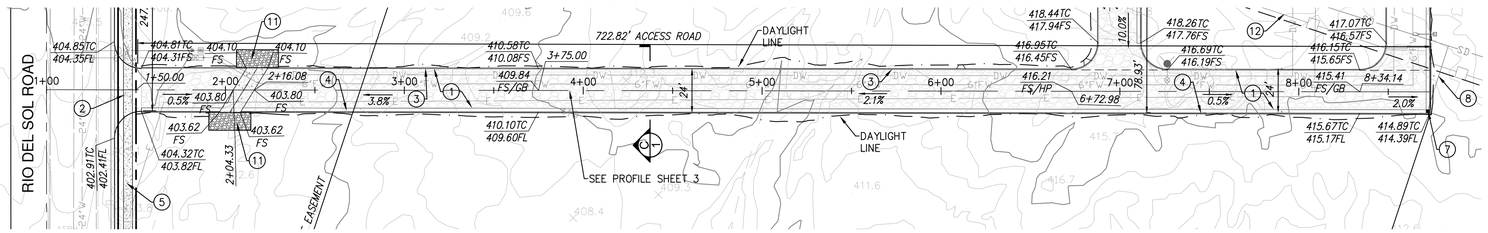
TBD RIO DEL SOL, THOUSAND PALMS, CA 92276

APN 648-120-001, APN 648110-013, APN 648110-016



DRIVEWAY PROFILE

SCALE: HORZ. 1"=40'
VERT. 1"=4'



PLAN VIEW

CONSTRUCTION NOTE:

1. PROPOSED PCC PAVEMENT
2. PROPOSED DRIVEWAY APPROACH
3. PROPOSED 6" CURB
4. PROPOSED 6" CURB AND GUTTER
5. PROPOSED SIDEWALK
6. PROPOSED EARTHEN BERM
7. PROPOSED CATCH BASIN
8. PROPOSED STORM DRAIN PIPE
9. PROPOSED SD CLEANOUT
10. PROPOSED INFILTRATION TRENCH BASIN
11. PROPOSED RIPRAP ENERGY DISSPATOR
12. PROPOSED FENCE
13. PROPOSED RETAINING WALL

40' 20' 0' 40' 80'

GRAPHIC SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
5/31/2025
CIVIL
STATE OF CALIFORNIA

PREPARED ON DATE
8-9-2024

REVISIONS		
REV	DATE	DESCRIPTION
1		

PREPARED BY:

DRP Enterprises

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

PLOT PLAN - PPT240010

TBD RIO DEL SOL - RANGEL STEEL
THOUSAND PALMS, CA 92276
APN 648-120-001, APN 648-110-013, -016

PROJECT NO. DRP 2023-1601-01

SHEET 5 OF 5

27x2=54

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: July 1, 2025

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department (BOS Date 07-29-25)

SUBJECT: **MT#28164 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009)** – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer / Representative: Daniel Patneaude c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Richard Marshalian at rmarshalian@rivco.org or (951) 955-9294.

General Plan Advisory Committee hearing on April 14, 2025. The final result of the Committee's discussion of the initiation is: Support: 3, Against: 0, Neutral: 0. Planning Commission hearing on May 21, 2025. The final result of the Commission's discussion of the initiation is: Support: 5, Against: 0, Neutral: 0.

The attached item(s) require the following action(s) by the Board of Supervisors:

☐ Place on Administrative Action

☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)

☒ Labels provided If Set For Hearing ☒ 10 Day ☐ 20 Day ☐ 30 day

☐ Publish in Newspaper:
(2nd Dist) Press Enterprise

☐ CEQA Exempt
☐ 10 Day ☐ 20 Day ☐ 30 day

☒ Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:

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 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

RECOMMENDATION SECTION

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

1. **CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009); and,**
2. **If recommended, ADOPT an order initiating FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) and requiring the applicant submit to the County the project within 6 months.**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ N/A	$ N/A	$ N/A	$ N/A
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:**	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Light Industrial (CD:LI), on three (3) parcels, totaling 30.72 gross acres. If initiated, the applicant intends to apply for an implementing project consisting of one (1) 29,600 sq/ft industrial building for steel fabrication facility. The facility will provide parking, lighting, landscape, drainage, fencing, and other required amenities. The project will also provide new water and fire services within the area.

The three (3) parcels are located north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol.

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240009) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

GPA240009 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Light Industrial (CD:LI). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240009 is approved, the applicant intends to apply for an implementing project consisting of one (1) 29,600 sq/ft industrial building for steel fabrication facility. The facility will provide parking, lighting, landscape, drainage, fencing, and other required amenities. The project will also provide new water and fire services within the area.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD:HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Light Industrial (CD:LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 1,800 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

No comments were received as of the drafting of this staff report.

No comments have been received to date.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240009 was held before the General Plan Advisory Committee on April 14, 2025. No comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided public testimony.

The Committee discussed the project. The clarifying questions consisted of: if this is a current business looking to move or expand onto the project site, the number of employees (current and future), the floodplain/levy project, and if the project site is located within a CVMSHCP boundary. The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd, 3rd, 5th District
Against: N/A
Neutral: N/A
Not Present: 1st, 4th Districts
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240009 was held before the Planning Commission on May 21, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. There was a consensus in support of the general consistency of development in the area. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 3rd, 4th, 5th Districts
Against: N/A
Neutral: N/A
Not Present: N/A
Abstain: N/A

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

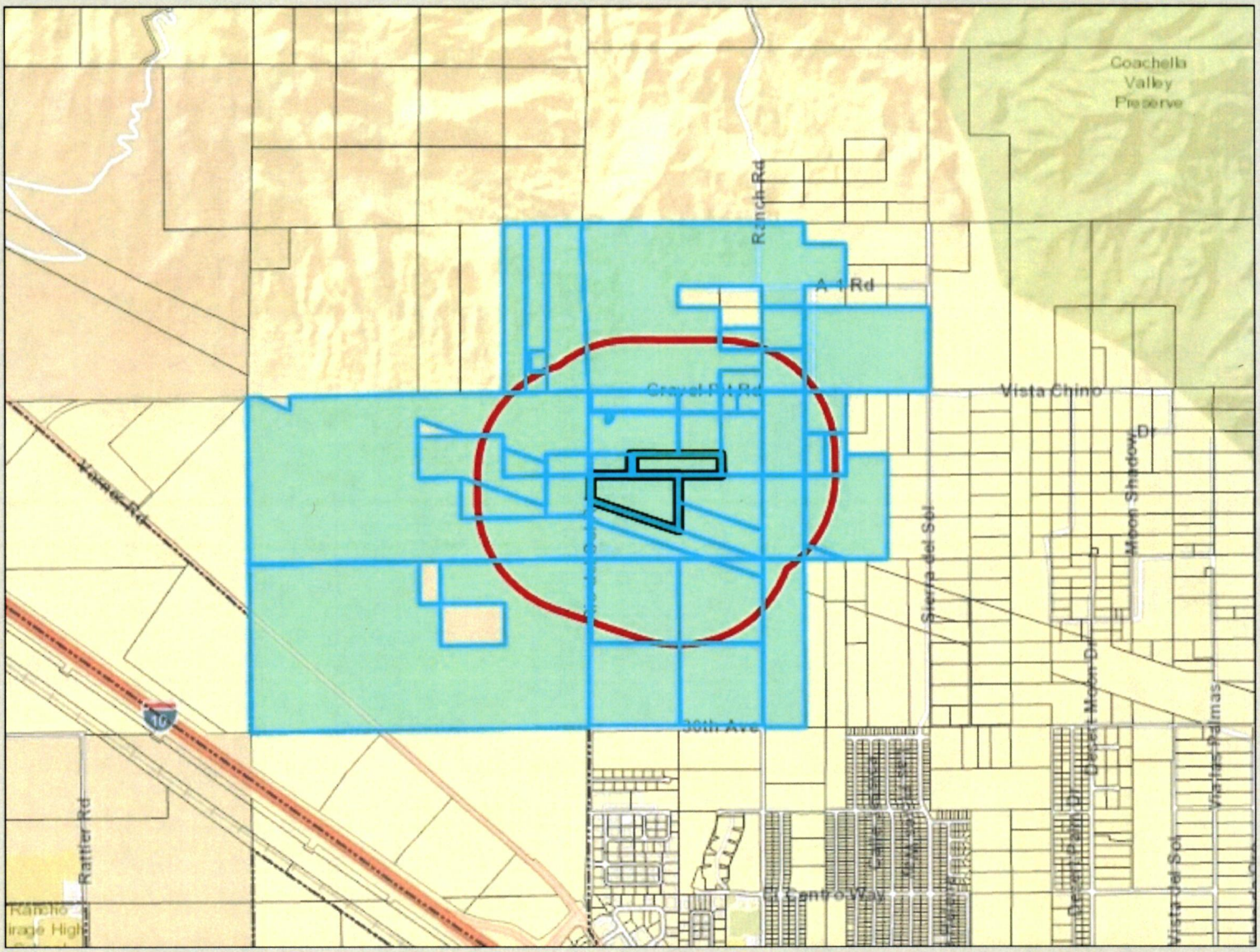
All fees are paid by the applicant. There is no General Fund obligation.

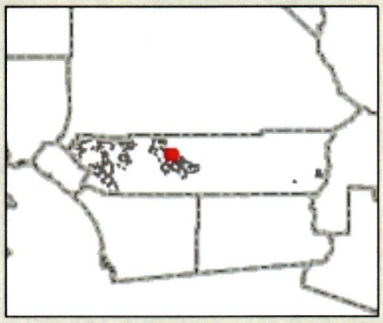
ATTACHMENTS:

Attachment A – Vicinity Maps
Attachment B – Existing Land Use Designations
Attachment C – Existing Zoning Classifications
Attachment D – Noticing Radius and Labels
Attachment E – Applicant's Attachments
Attachment F – GPAC Hearing Package
Attachment G – PC Hearing Package

Riverside County GIS Mailing Labels

GPA240009





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 3,009 6,019 Feet

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

REPORT PRINTED ON... 6/10/2025 3:25:54 PM

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240009 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 29 de julio de 2025 a las 9:30 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la Iniciación de la Enmienda No. 240009 al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240009 para cambiar el Componente de Cimentación del Plan General de tres (3) parcelas de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Industrial Ligero (CD:LI), para permitir la presentación de una solicitud para un proyecto de implementación que consiste en un (1) edificio industrial de 29,600 pies cuadrados para una planta de fabricación de acero. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240009 propuesto. La Enmienda al Plan General se encuentra en APN(s): 648-110-013 y -016 y 648-120-001. Este proyecto propuesto está ubicado: al norte de 30th Avenue, al este de Rio del Sol Road, al sur de Vista Chino y al oeste de Sierra del Sol en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240009 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240009 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cyce cuando estén disponibles.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO RMARSHALIAN@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Envíe toda correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 2 de julio de 2025

Kimberly A. Rector, secretaria de junta
By: Naomy Sicra, asistente de secretaia de junta

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240009.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240009 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 648-110-013 & -016 and 648-120-001. This proposed project is located: North of 30th Avenue, East of Rio del Sol Road, South of Vista Chino, and West of Sierra del Sol in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240009 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240009 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL RMARSHALIAN@RIVCO.ORG

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 1, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240009 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240009 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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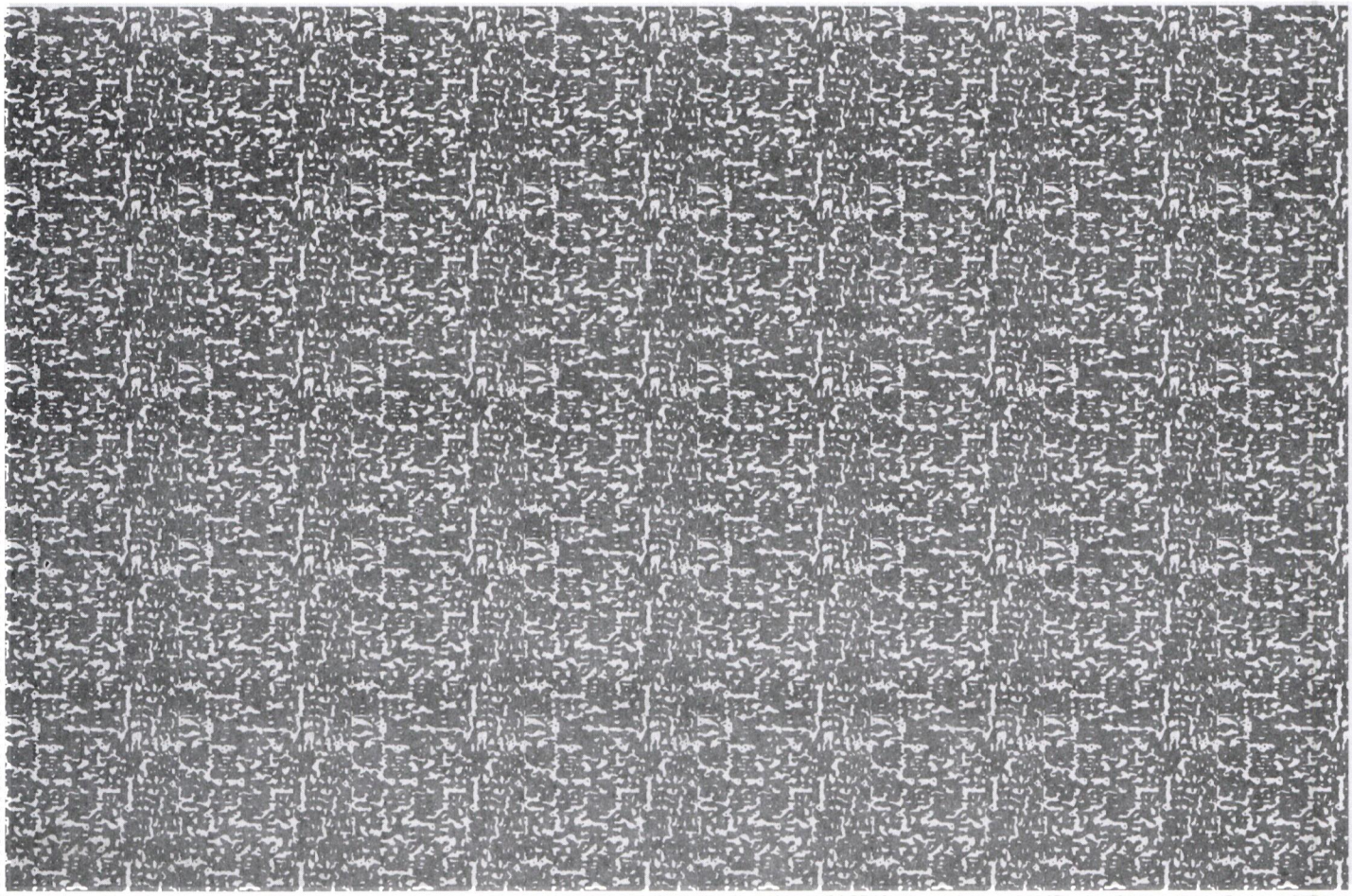
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Dated: July 1, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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FOLD, CREASE AND TEAR ALONG PERFORATION

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

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COMMISSION
73710 FRED WARING STE 200
PALM DESERT CA 92260

NIXIE 911 SE 1260 0007/16/25

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92502>1147
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240009 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 29 de julio de 2025 a las 9:30 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la Iniciación de la Enmienda No. 240009 al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240009 para cambiar el Componente de Cimentación del Plan General de tres (3) parcelas de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Industrial Ligero (CD:LI), para permitir la presentación de una solicitud para un proyecto de implementación que consiste en un (1) edificio industrial de 29,600 pies cuadrados para una planta de fabricación de acero. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240009 propuesto. La Enmienda al Plan General se encuentra en APN(s): 648-110-013 y -016 y 648-120-001. Este proyecto propuesto está ubicado: al norte de 30th Avenue, al este de Rio del Sol Road, al sur de Vista Chino y al oeste de Sierra del Sol en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240009 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240009 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cyce cuando estén disponibles.

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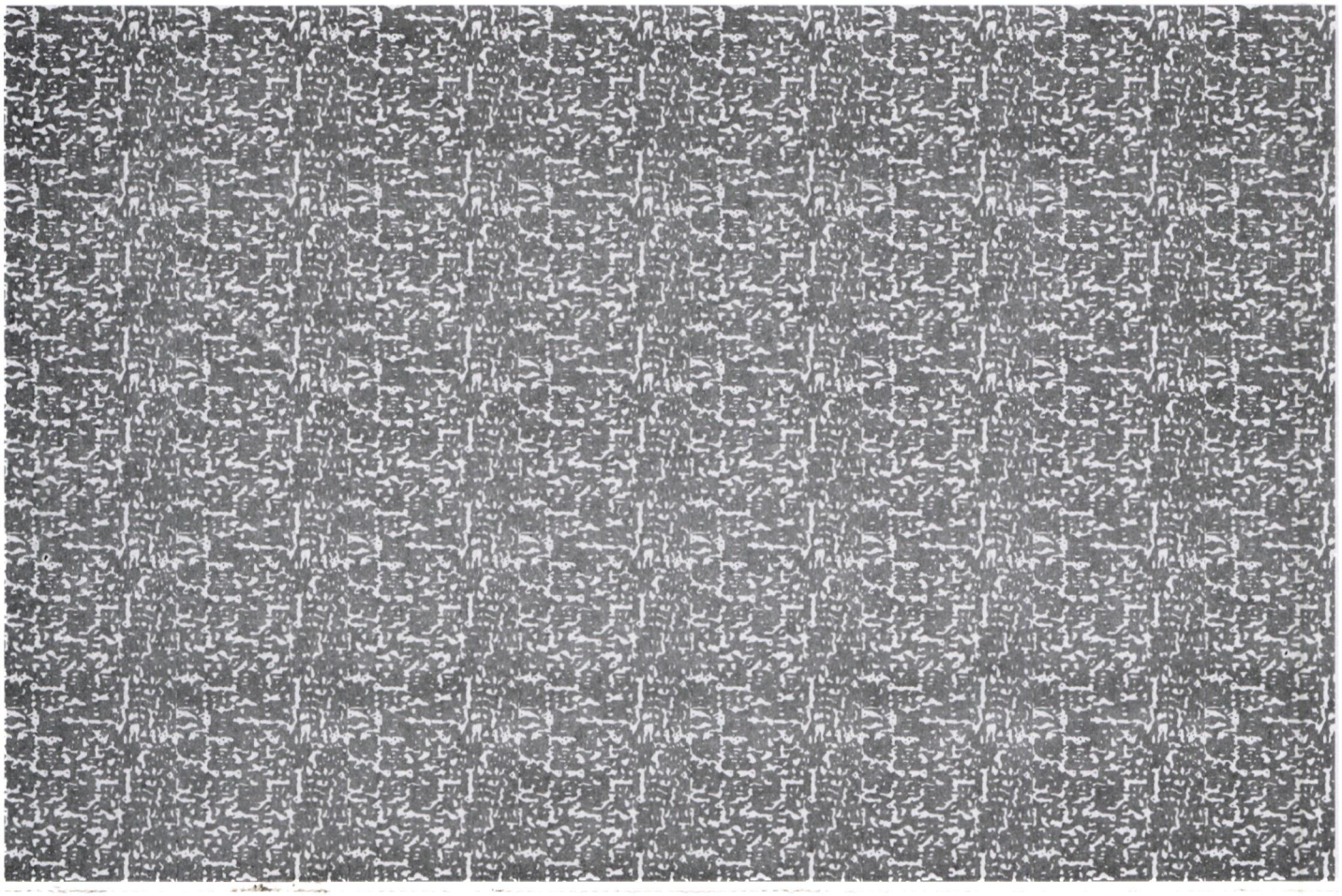
Envíe toda correspondencia escrita a: Secretario de la Junta, 4080 Lemon Street, 1er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 2 de julio de 2025

Kimberly A. Rector, secretaria de junta
By: Naomy Sicra, asistente de secretaia de junta

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240009.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240009 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 648-110-013 & -016 and 648-120-001. This proposed project is located: North of 30th Avenue, East of Rio del Sol Road, South of Vista Chino, and West of Sierra del Sol in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240009 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240009 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL RMARSHALIAN@RIVCO.ORG

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

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

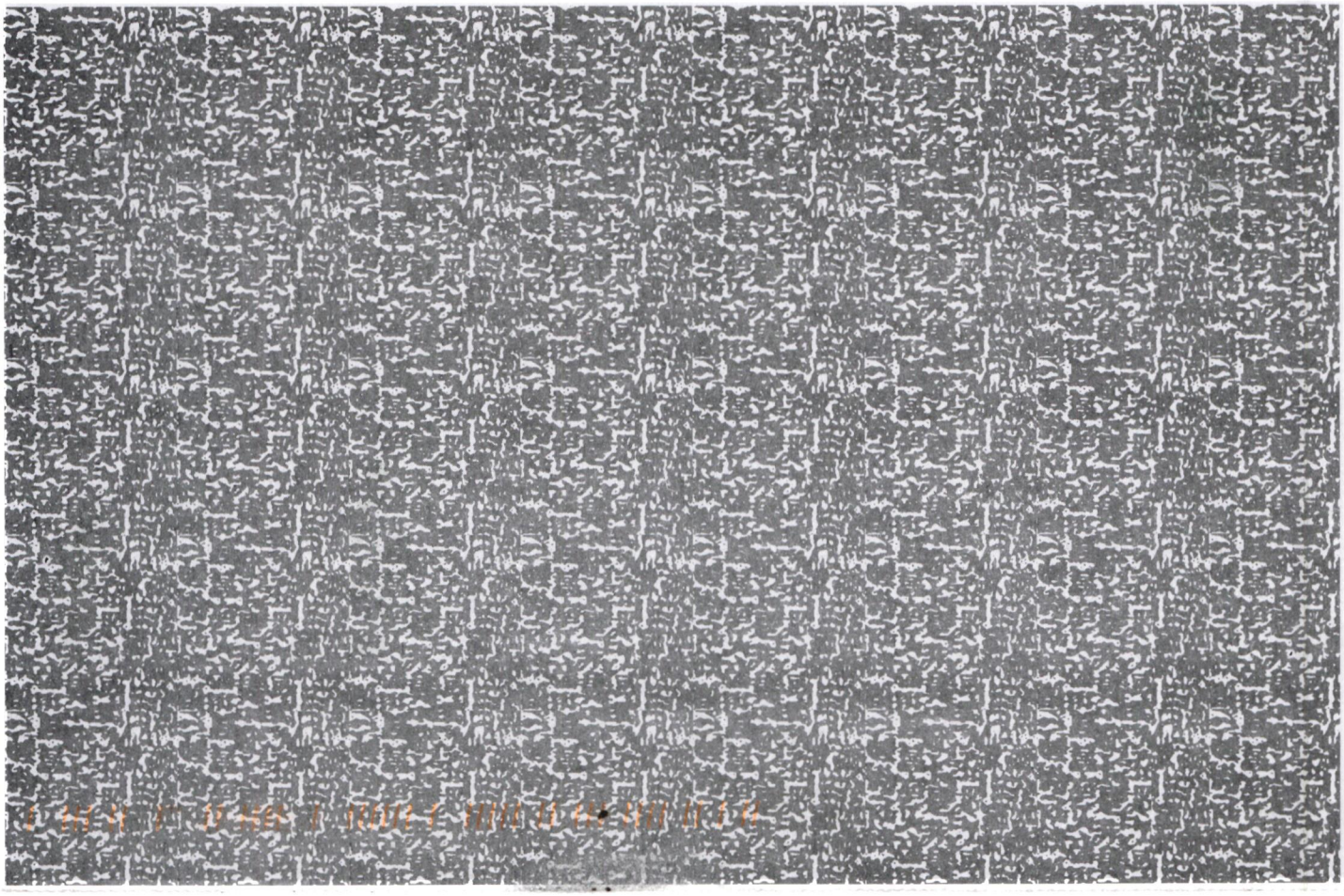
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 1, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240009 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 29 de julio de 2025 a las 9:30 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la Iniciación de la Enmienda No. 240009 al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240009 para cambiar el Componente de Cimentación del Plan General de tres (3) parcelas de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Industrial Ligero (CD:LI), para permitir la presentación de una solicitud para un proyecto de implementación que consiste en un (1) edificio industrial de 29,600 pies cuadrados para una planta de fabricación de acero. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240009 propuesto. La Enmienda al Plan General se encuentra en APN(s): 648-110-013 y -016 y 648-120-001. Este proyecto propuesto está ubicado: al norte de 30th Avenue, al este de Rio del Sol Road, al sur de Vista Chino y al oeste de Sierra del Sol en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240009 y, de ser recomendada, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240009 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cyce cuando estén disponibles.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO RMARSHALIAN@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

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Fecha: 2 de julio de 2025

Kimberly A. Rector, secretaria de junta
By: Naomy Sicra, asistente de secretaia de junta

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