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

ITEM: 22.1
(ID # 28428)
MEETING DATE:
Tuesday, August 26, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 & Engineer: Armando Magana c/o Maestro Engineering – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Existing Land Use: Rural Residential (R:RR) Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 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. 240003 (GPA240003)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

John Hildebrand, Planning Director 8/20/2025 Rania Odenbaugh, TLMA Director 8/21/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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. 240003 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:	August 26, 2025
xc:	Planning

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

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

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 Foundation Component General Plan Amendment No. 240003 (GPA240003) 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 (RR) to Very Low Density Residential (VLDR), on one parcel, totaling 20.75 gross acres, in order to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage.

The parcel is located north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road.

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 (GPA240003) 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

FC-GPA240003 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow a 10-lot subdivision.

The parcel is not located within a policy area or overlay.

If FC-GPA240003 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage.

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 Very Low Density Residential (RC-VLDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units and ancillary structures on large parcels. Equestrian and other animal-keeping uses are expected and encouraged, and Agriculture and small-scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to one dwelling unit per two acres.

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 600 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

One (1) over-the-phone comment has been received to date. Comments indicated concerns about the area's water flow, such as heavy rain and flooding, unpaved roads, no proper road access, potential polluting of wells if future homes are on septic, and obstructed rural views from future powerlines. Three (3) comment letters have been received stating similar issues mentioned above, including the lack of code enforcement regulation within the area, and discussing the Thousand Palms Conservation Area and Thousand Palms Flood Control Programs.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240003 was held before the General Plan Advisory Committee on April 14, 2025. Zero (0) 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. One member had questions regarding the density, land use, and zoning of nearby lots to consider the proposal's compatibility. 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 District
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240003 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. The topics discussed included the compatibility of the proposal's lot sizes with those in the general area and the potential for future pavement on the road. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 3rd, 4th, 5th District
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 Exhibits
Attachment F – GPAC Hearing Package
Attachment G – PC Hearing Package
Attachment H – Public Comments

Jason Farin, Principal Policy Analyst 8/21/2025

Braden Holly, Deputy County Counsel IV 8/19/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-6-2025



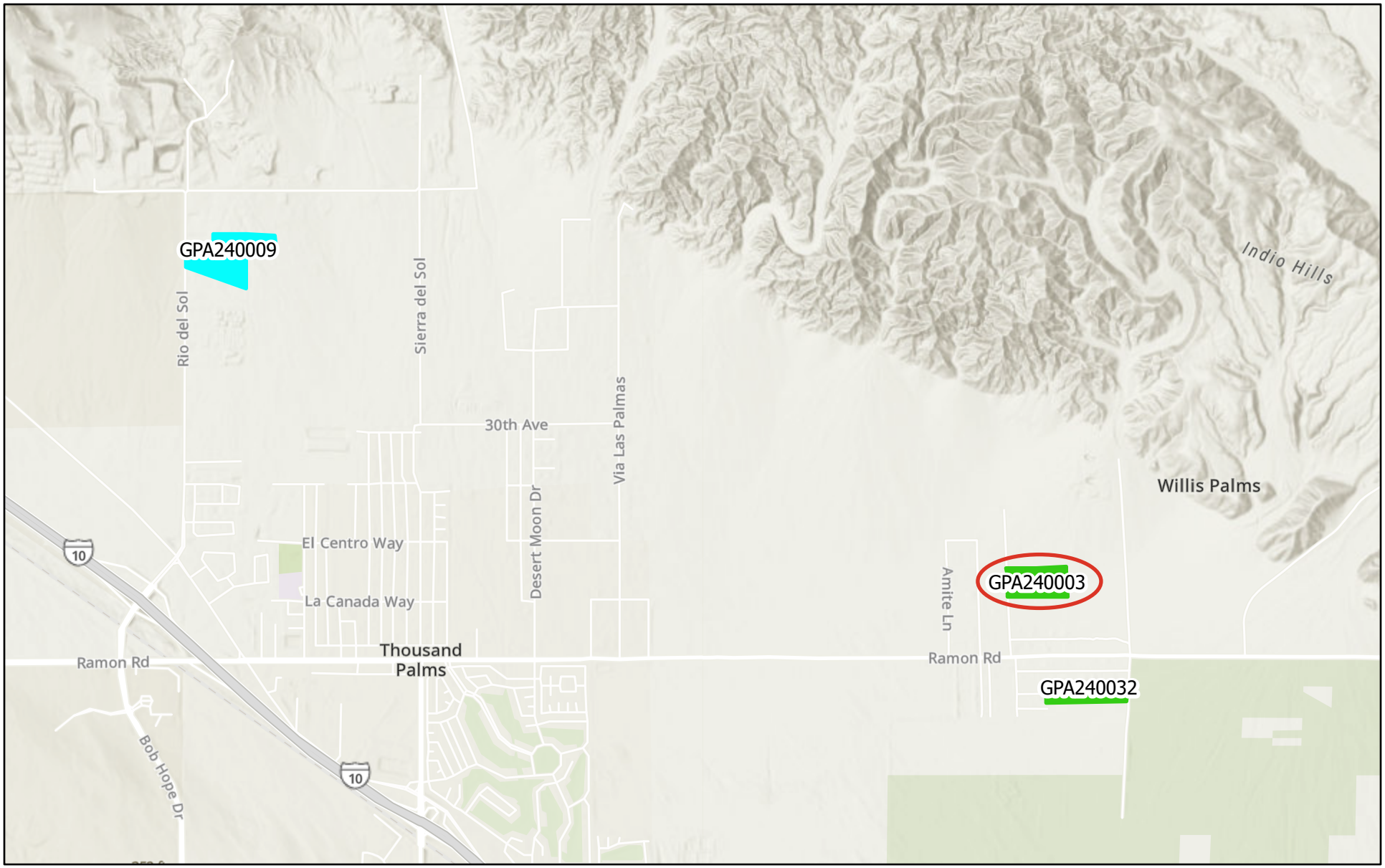
Zoning Area/District: THOUSAND PALMS

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

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FGPA Status Map



8/6/2025

FGPA Web Map

Complete - Initiation Approved

Active

World_Hillshade

1:44,959

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-6-2025
Exhibit: 5



Zoning Area/District: THOUSAND PALMS

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

LAND USE

Supervisor:V MANUEL PEREZ
District: 4

Date: 8-6-2025
Exhibit: 1



Zoning District: THOUSAND PALMS

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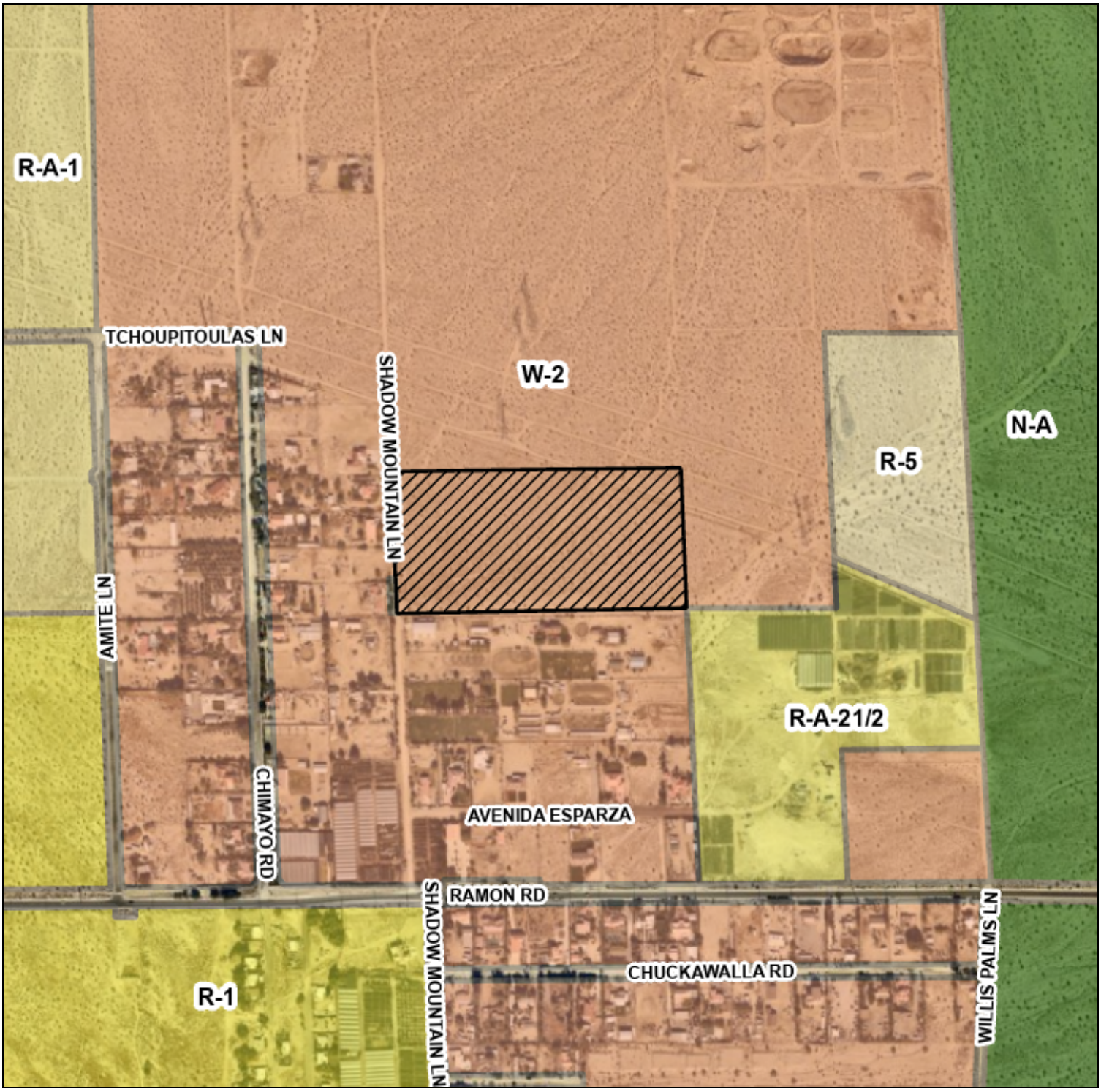
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-6-2025
Exhibit: 2



Zoning Area/District: THOUSAND PALMS

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240003)

Planning Case APN(s): 651-080-003

I, Jordan Leffew certify that on July 25, 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 600 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

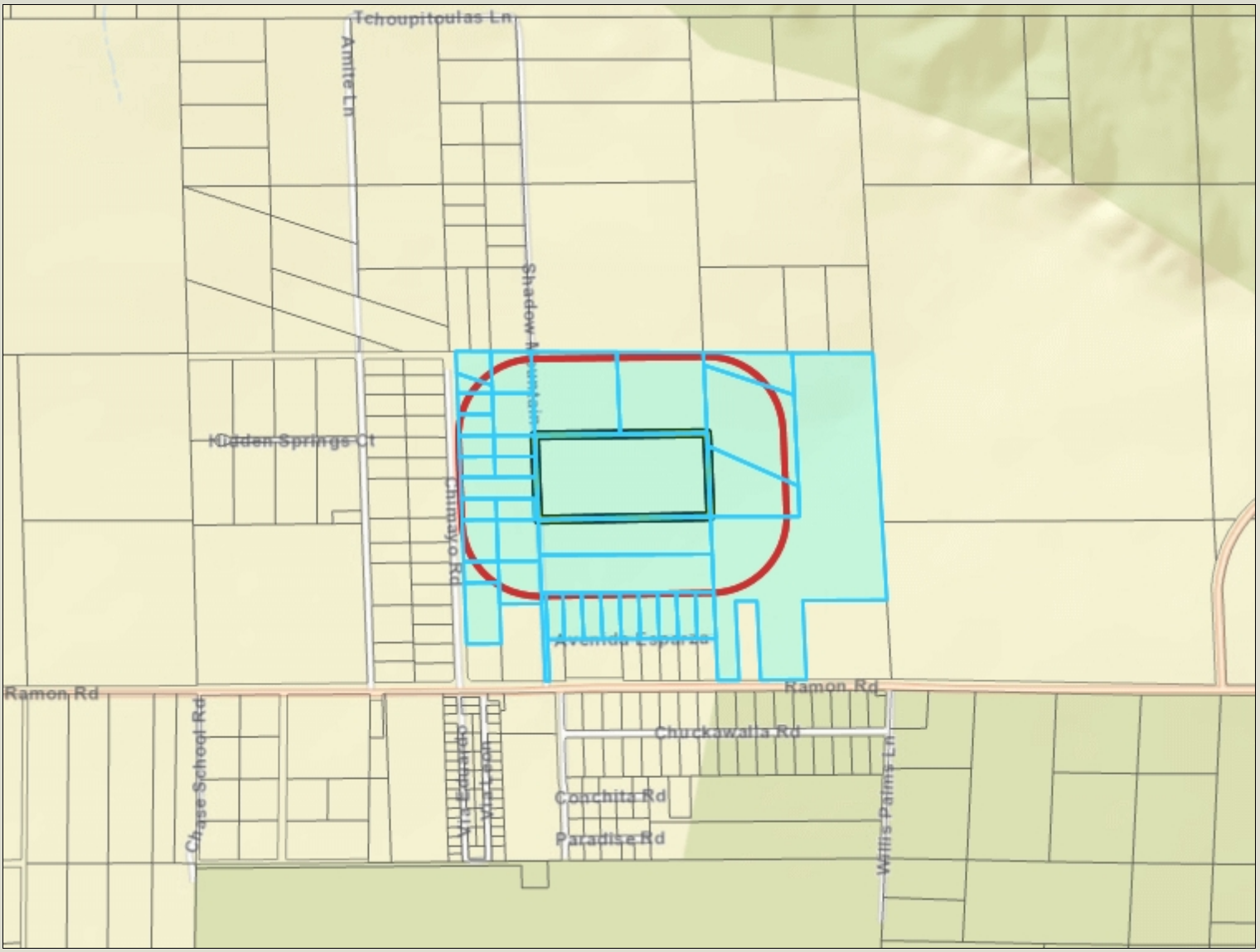
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

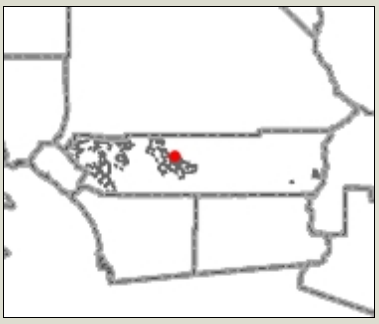
PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240003





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/25/2025 2:11:06 PM

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651060004
MACIAS FAMILY TRUST DTD 8/31/23
31480 DESERT PALM DR
THOUSAND PALMS CA 92276

651060008
ANTONIO ROMO
30426 AVENIDA DEL YERMO
CATHEDRAL CITY CA 92234

651060010
YI TA TSAI
35 LUCILLE ST # B
ARCADIA CA 91006

651060012
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

651071022
ALVARO J. RUIZ
28555 AVENIDA LA PAZ # B
CATHEDRAL CITY CA 92234

651071027
CAROL ANN MOWBRAY
PO BOX 432
THOUSAND PALMS CA 92276

651071028
JASON LOPANEC
3957 E CAMINO PAROCELA
PALM SPRINGS CA 92264

651071032
ANDREW R. KARSTENS
P O BOX 357
THOUSAND PALMS CA 92276

651071035
ABARRATE ROSS W & CARINA B FAMILY
TRUST DATED 03/01/19
31659 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651071047
GEORGE P. CONNOR
P O BOX 486
THOUSAND PALMS CA 92276

651071048
JESSE ARCHER
31450 CHIMAYO RD
THOUSAND PALMS CA 92276

651071050
SEROZH K. BALAYAN
11016 KITTRIDGE ST # 9
NORTH HOLLYWOOD CA 91606

651071051
CARRIE ANN VAGRAN
P O BOX 785
THOUSAND PLMS CA 92276

651071052
JUAN C. FERNANDEZ
PO BOX 13274
PALM DESERT CA 92255

651071053
MEZA JOEL INZUNZA & ELVIA LIVING TRUST DTD 4/18/2024
31300 CHIMAYO RD
THOUSAND PALMS CA 92276

651071054
ANDREA MARIE JANIS
P O BOX 5
THOUSAND PLMS CA 92276

651071055
MERCADO BLANCA M LIVING TRUST DATED 02/4/2022
84320 ONDA DR
INDIO CA 92203

651071059
RANCHO LA MEDERENA
51-760 VIA SANTERO
LA QUINTA CA 92253

651071062
SEROZH BALAYAN
11016 KITTRIDGE ST NO 9
NORTH HOLLYWOOD CA 91606

651071063
PODSEDLY STEENMAN LIVING TRUST DTD 04/21/21
31800 CHIMAYO RD
THOUSAND PALMS CA 92276

651080005
ALBRIGHT LARRY & ALEXANDRA REVOCABLE JOINT LIVING TRUST
31574 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651080007
CHUN CHING CHEN
47567 MARGARITA ST
INDIO CA 92201

651080008
RAFAEL D. DUARTE
75710 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

651080009
ERICK NAVARETTE
PO BOX 3753
PALM DESERT CA 92261

651080010
INRI A. TORRES
80346 WHITEHAVEN DR
INDIO CA 92203

651080011
HILDA RODGERS
PO BOX 846
THOUSAND PALMS CA 92276

651080012
KRM VICTORIA
P O BOX 215
THOUSAND PALMS CA 92276

651080013
CICOGNA FAMILY DECLARATION OF TRUST DTD 6/24/2020
75554 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

651080014
JOSE CASTILLO
P O BOX 685
THOUSAND PALMS CA 92276

651080023
EDWARD W. GOLDEN
7565 INDIAN OAKS DR
VERO BEACH FL 32966

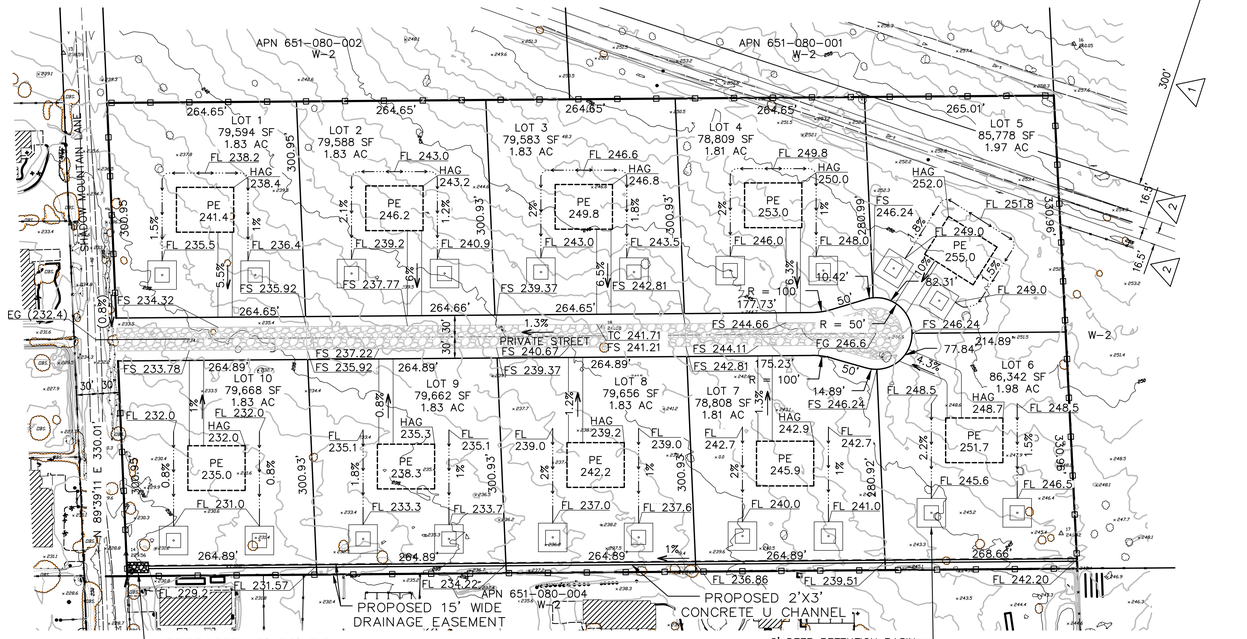
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75740 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

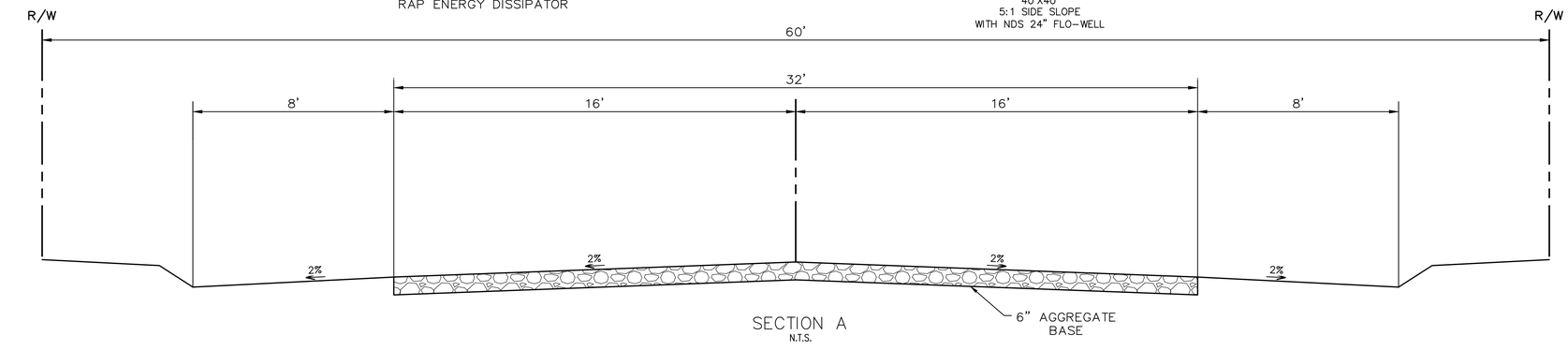
THOUSAND PALMS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENATIVE TRACT MAP 38714
GENERAL GPA (WITHOUT SPECIFIC PLAN)

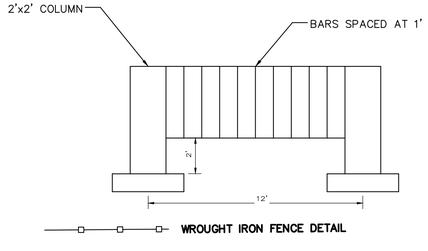
EXHIBIT "A"

10/12/23

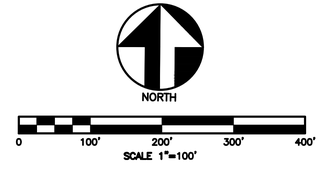




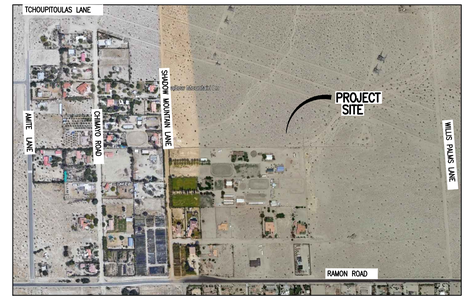
SECTION A
N.T.S.



WROUGHT IRON FENCE DETAIL



SCALE 1"=100'



VICINITY MAP

N.T.S.

PROJECT INFORMATION

FEMA FLOOD DATA:

FLOOD ZONE:	ZONE AO
PANEL:	06065C1605G
DATE:	8/28/2008
ZONE DEFINITION:	DEPTH 2' VELOCITY 7 FPS

PROJECT DATA:

TOTAL LOT AREA:	896,580 SF OR 20.58 ACRES
DISTURBED AREA:	896,580 SF
BUILDING TYPE:	SINGLE FAMILY RESIDENCE
BUILDING AREA:	2,500 SF – 5000 SF

TOPOGRAPHIC AND BOUNDARY SURVEY:

SURVEY PERFORMED BY: INLAND_AERIAL_SURVEYS_INC.
DATE OF SURVEY: 1/2023

APN AND LEGAL DESCRIPTION:

651-080-003
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CIVIL ENGINEER:

ARMANDO MAGANA
MAESTRO ENGINEERING
17380 JUNE ROAD
DESERT HOT SPRINGS, CA 92241
PHONE 760.578.1312

OWNER:

JOSE MACIAS ESCOBAR
73070 RAMON ROAD
THOUSAND PALMS, CA 92276
760.960.7376

UTILITIES PURVEYORS

WATER	COACHELLA VALLEY WATER DISTRICT
SEWER	COACHELLA VALLEY WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISION
GAS	THE GAS COMPANY
TELEPHONE	FRONTIER
CABLE	CHARTER

PLAN TO USE SEPTIC SYSTEM
CLOSEST WATER MAIN IS ON DILLON ROAD 1,320± TO THE SOUTH

ZONING:

EXISTING ZONING: W-2
PROPOSED ZONING: W-2

GENERAL PLAN:

AREA PLAN:	WESTERN COACHELLA VALLEY
EXISTING GENERAL PLAN:	RURAL RESIDENTIAL
PROPOSED GENERAL PLAN:	RC-VLDR VERY LOW DENSITY RESIDENTIAL

SCHOOL DISTRICT:

PALM SPRINGS UNIFIED SCHOOL DISTRICT

EASEMENT NOTES

1. EASEMENT FOR UTILITIES IN FAVOR OF SCE. DOCUMENT REC. 7/31/1945 AS INST. NO 3018, BOOK 695, PAGE 108, OR.
2. EASEMENT FOR PIPELINES AND UTILITIES IN FAVOR OF SCGC. INSTR. NO. 37064 O.R. REC. 9/2/1952
3. EASEMENT FOR PIPELINES IN FAVOR OF SCGC. INSTR. NO. 114561 O.R. REC. 12/28/1967

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 27378)
MEETING DATE:
Monday, April 14, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each single-family home would be located on its own lot, with lot sizes ranging from 1.81 to 1.98 acres. The homes would feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering– Existing Zoning: W-2 (Controlled Development Areas)– Existing Land Use: Rural Residential (R:RR)– Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT	
Case Number(s):	GPA240003
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):	651-080-003
Continued From:	

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) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Very Low Density Residential (CD:VLDR), on one parcel, totaling 20.75 gross acres.

The parcel is located north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road.

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. 240003 (GPA240003).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Very Low Density Residential (CD:VLDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR)
South:	Rural Residential (R:RR)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	W-2 (Controlled Development Areas)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2 (Controlled Development Areas)
East:	W-2 (Controlled Development Areas)

South:	W-2 (Controlled Development Areas)
West:	W-2 (Controlled Development Areas)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Single Family Dwellings
West:	Single Family Dwellings

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 – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
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 (GPA240003) 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

GPA240003 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240003 is approved, the applicant intends to apply for an implementing project consisting of a 10-lot subdivision. Each single-family unit would be situated on an individual lot. The individual lot sizes would range from 1.81-acres to 1.98-acres. Each single-

family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage.

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 Very Low Density Residential (CD:VLDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units and ancillary structures on large parcels. Equestrian and other animal-keeping uses are expected and encouraged, and Agriculture and small-scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to one dwelling unit per two acres.

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 600 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

GPA240003

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-21-2024

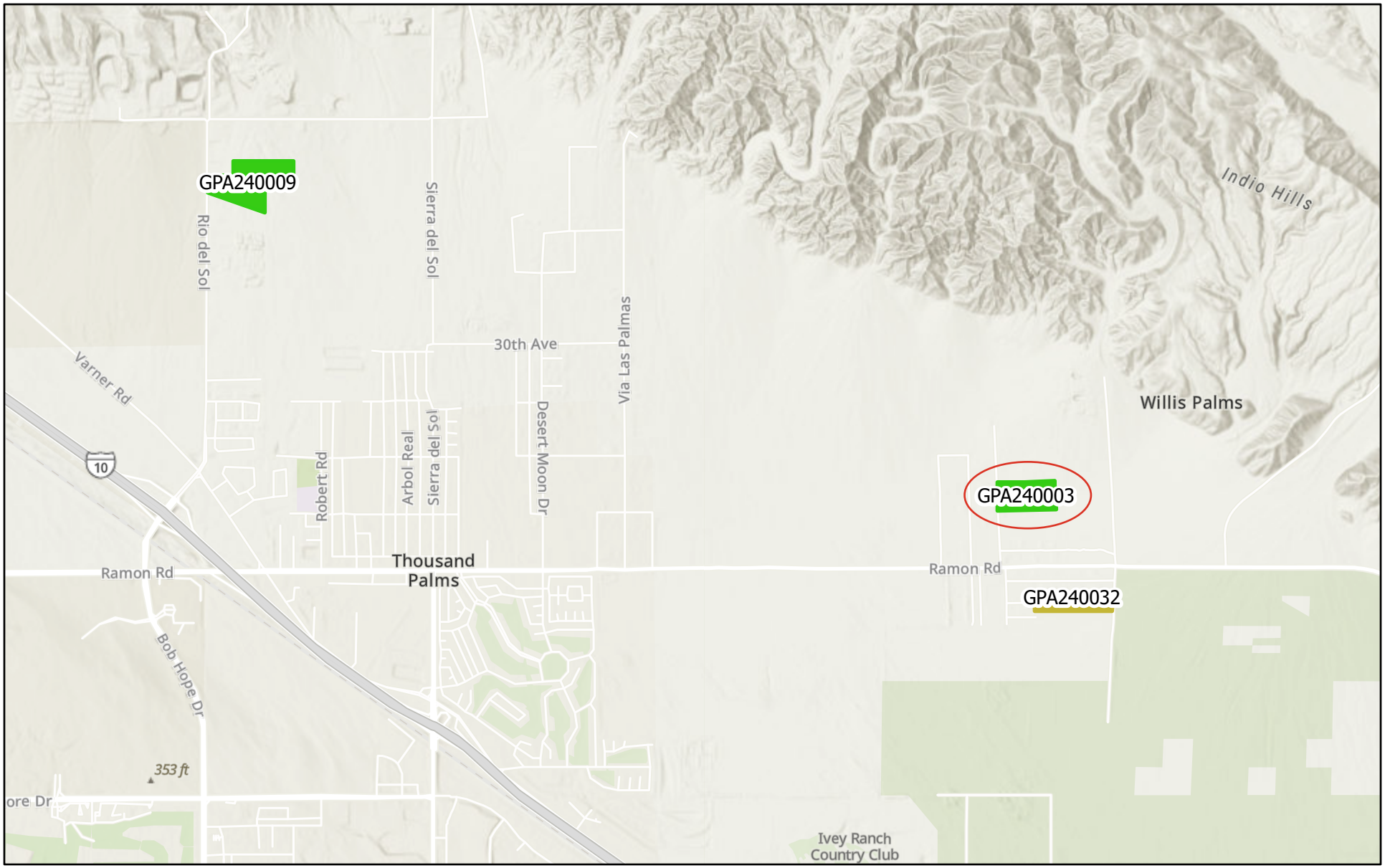


Zoning Area/District: THOUSAND PALMS

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0 500 1000 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,

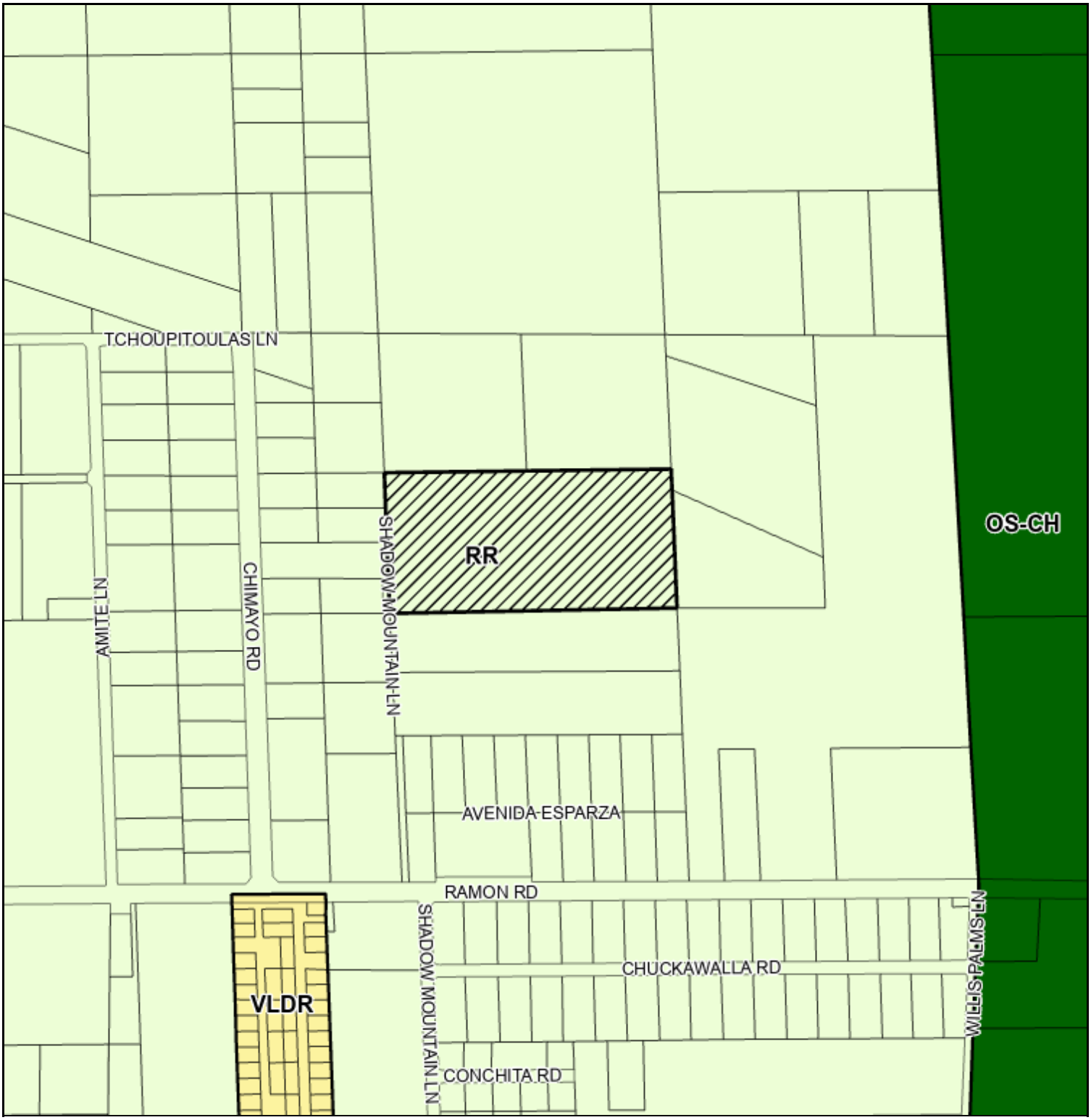
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

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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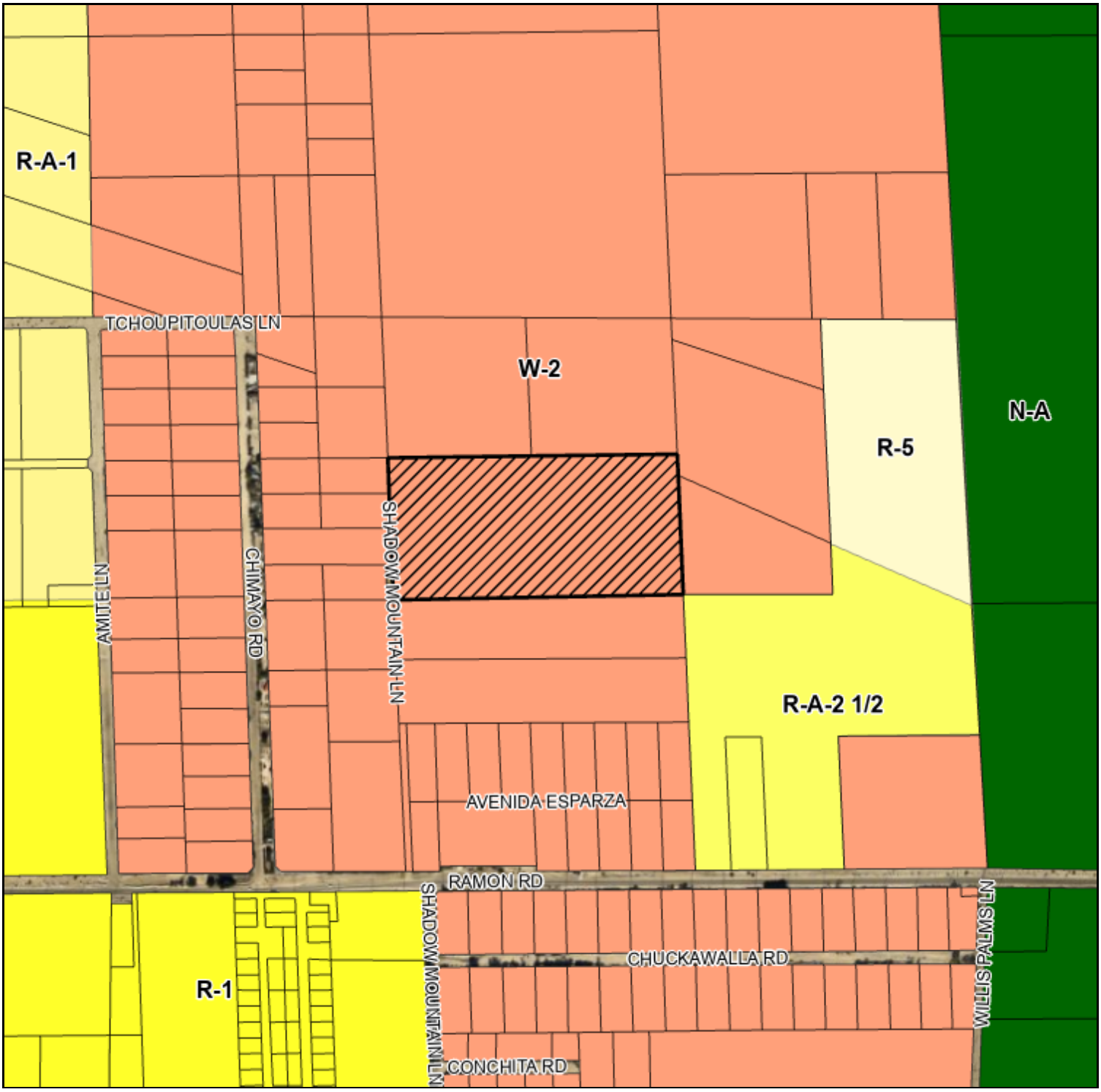
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

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-GPA240003)

Planning Case APN(s): 651-080-003

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 600 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

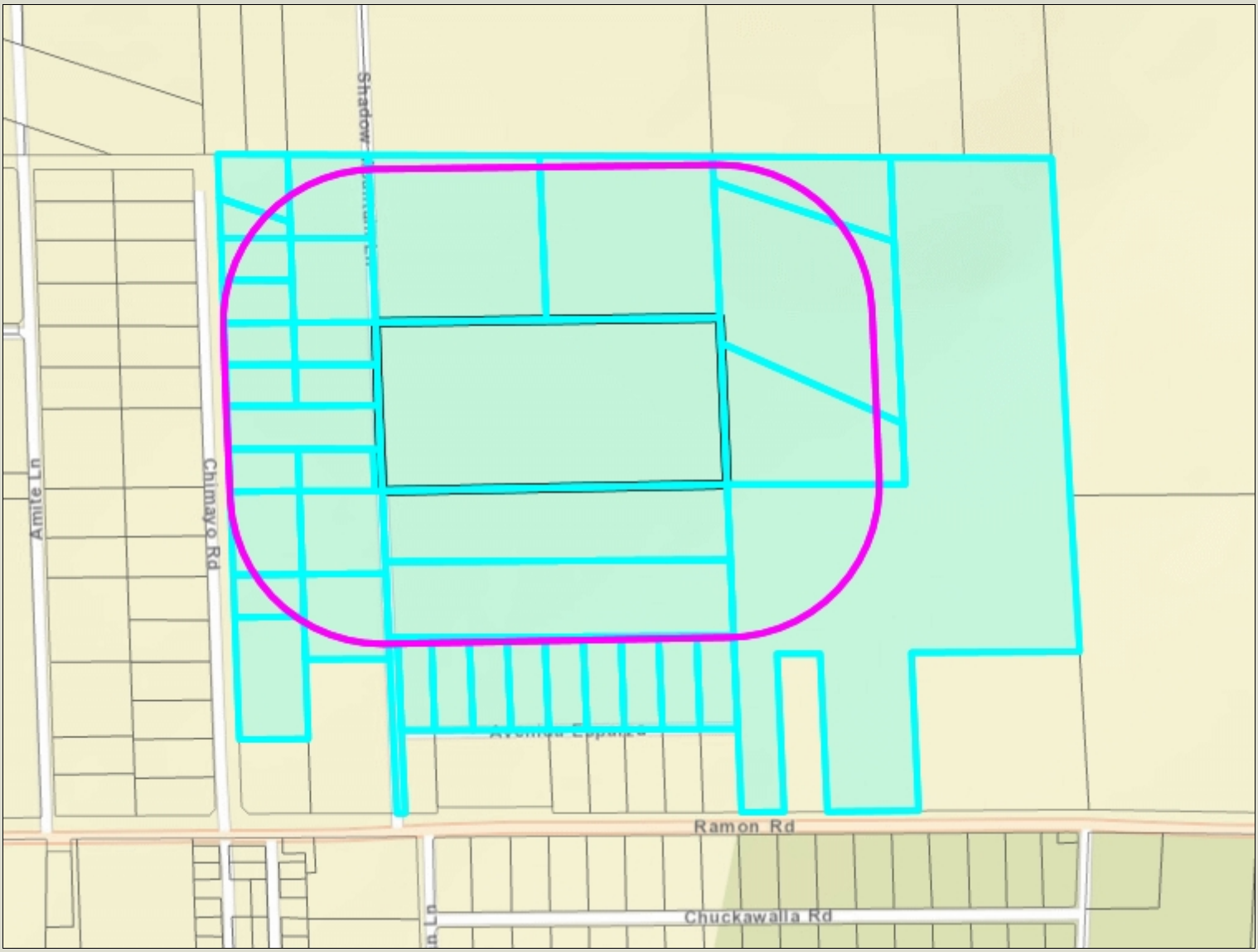
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240003





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 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... 9/23/2024 3:08:13 PM

© Riverside County RCIT

651060004
MACIAS FAMILY TRUST DTD 8/31/23
31480 DESERT PALM DR
THOUSAND PALMS CA 92276

651060008
ANTONIO ROMO
30426 AVENIDA DEL YERMO
CATHEDRAL CITY CA 92234

651060010
YI TA TSAI
35 LUCILLE ST # B
ARCADIA CA 91006

651060012
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

651071022
ALVARO J. RUIZ
28555 AVENIDA LA PAZ # B
CATHEDRAL CITY CA 92234

651071027
CAROL ANN MOWBRAY
31285 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651071028
JASON LOPANEC
3957 E CAMINO PAROCELA
PALM SPRINGS CA 92264

651071032
ANDREW R. KARSTENS
P O BOX 357
THOUSAND PALMS CA 92276

651071035
ABARRATE ROSS W & CARINA B FAMILY
TRUST DATED 03/01/19
31659 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651071047
GEORGE P. CONNOR
P O BOX 486
THOUSAND PALMS CA 92276

651071048
JESSE ARCHER
31450 CHIMAYO RD
THOUSAND PALMS CA 92276

651071050
SEROZH K. BALAYAN
11016 KITTRIDGE ST # 9
NORTH HOLLYWOOD CA 91606

651071051
CARRIE ANN VAGRAN
P O BOX 785
THOUSAND PLMS CA 92276

651071052
JUAN C. FERNANDEZ
PO BOX 13274
PALM DESERT CA 92255

651071053
MEZA JOEL INZUNZA & ELVIA LIVING TRUST DTD 4/18/2024
31300 CHIMAYO RD
THOUSAND PALMS CA 92276

651071054
ANDREA MARIE JANIS
P O BOX 5
THOUSAND PLMS CA 92276

651071055
MERCADO BLANCA M LIVING TRUST DATED 02/4/2022
84320 ONDA DR
INDIO CA 92203

651071059
RANCHO LA MEDERENA
51-760 VIA SANTERO
LA QUINTA CA 92253

651071062
SEROZH BALAYAN
11016 KITTRIDGE ST NO 9
NORTH HOLLYWOOD CA 91606

651071063
PODSEDLY STEENMAN LIVING TRUST DTD 04/21/21
31800 CHIMAYO RD
THOUSAND PALMS CA 92276

651080005
ALBRIGHT LARRY & ALEXANDRA REVOCABLE JOINT LIVING TRUST
31574 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651080007
CHUN CHING CHEN
47567 MARGARITA ST
INDIO CA 92201

651080008
RAFAEL D. DUARTE
75710 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

651080009
ERICK NAVARETTE
PO BOX 3753
PALM DESERT CA 92261

651080010
INRI A. TORRES
80346 WHITEHAVEN DR
INDIO CA 92203

651080011
HILDA RODGERS
PO BOX 846
THOUSAND PALMS CA 92276

651080012
KRM VICTORIA
P O BOX 215
THOUSAND PALMS CA 92276

651080013
CICOGNA FAMILY DECLARATION OF TRUST DTD 6/24/2020
75554 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

651080014
JOSE CASTILLO
P O BOX 685
THOUSAND PALMS CA 92276

651080023
EDWARD W. GOLDEN
7565 INDIAN OAKS DR
VERO BEACH FL 32966

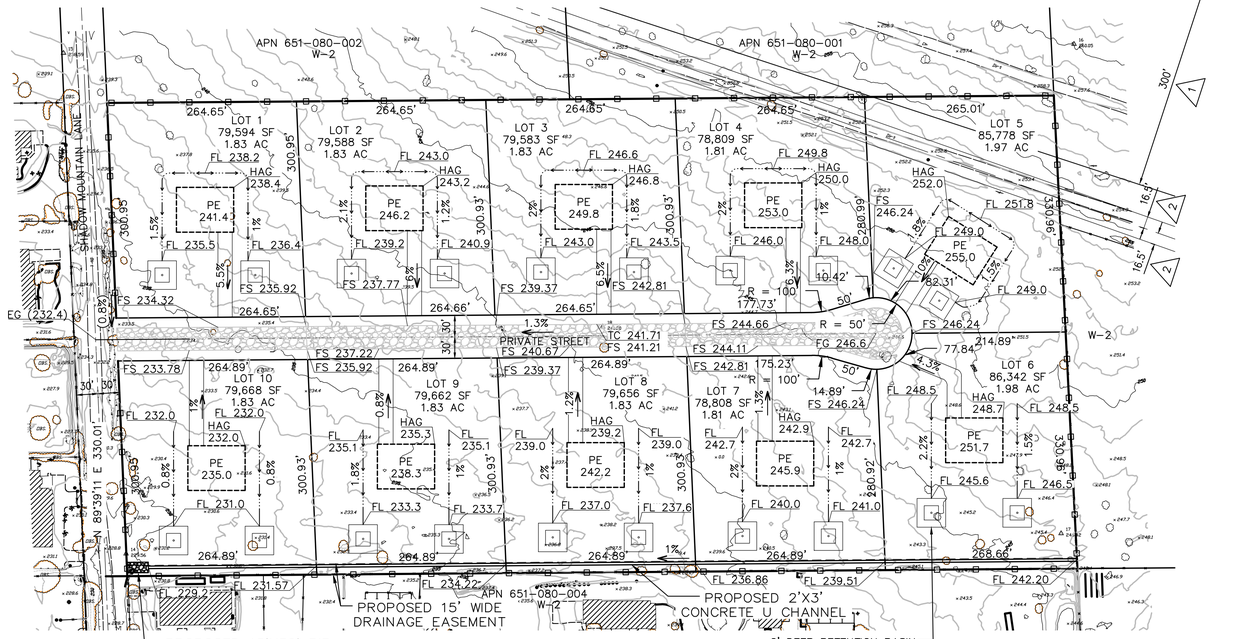
651080026
FEDERICO HAM
75740 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

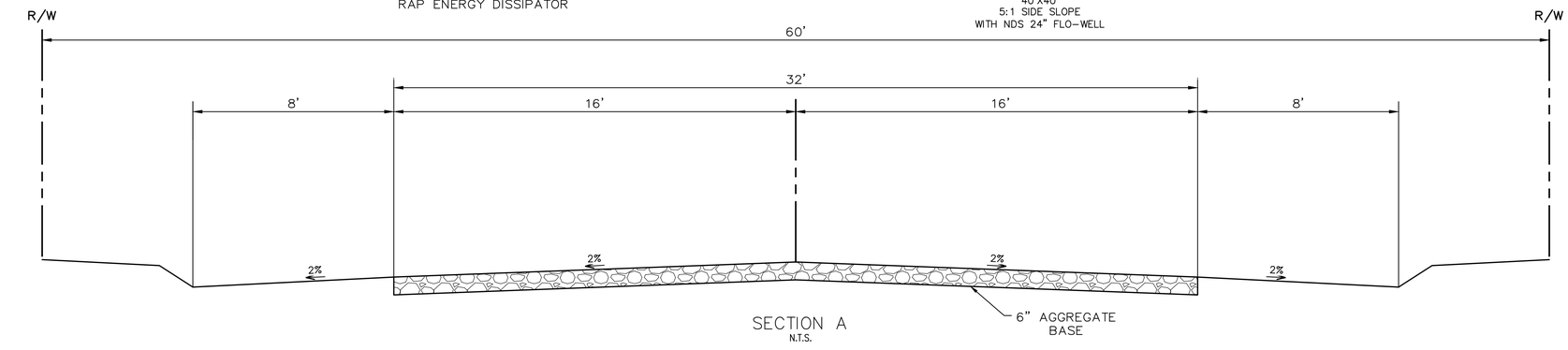
THOUSAND PALMS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENATIVE TRACT MAP 38714
GENERAL GPA (WITHOUT SPECIFIC PLAN)

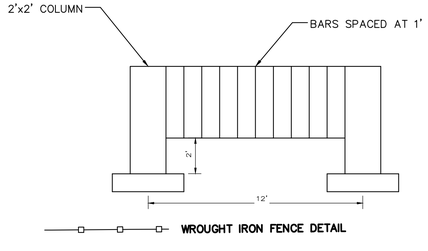
EXHIBIT "A"

10/12/23

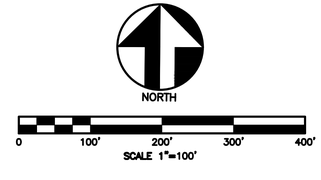




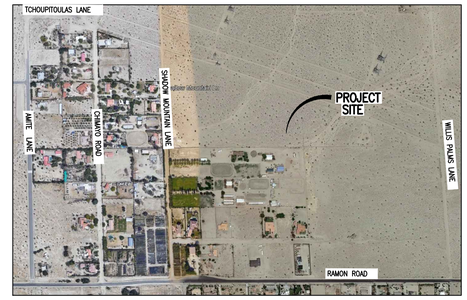
SECTION A
N.T.S.



WROUGHT IRON FENCE DETAIL



SCALE 1"=100'



VICINITY MAP

N.T.S.

PROJECT INFORMATION

FEMA FLOOD DATA:

FLOOD ZONE:	ZONE AO
PANEL:	06065C1605G
DATE:	8/28/2008
ZONE DEFINITION:	DEPTH 2' VELOCITY 7 FPS

PROJECT DATA:

TOTAL LOT AREA:	896,580 SF OR 20.58 ACRES
DISTURBED AREA:	896,580 SF
BUILDING TYPE:	SINGLE FAMILY RESIDENCE
BUILDING AREA:	2,500 SF – 5000 SF

TOPOGRAPHIC AND BOUNDARY SURVEY:

SURVEY PERFORMED BY: INLAND_AERIAL_SURVEYS_INC.
DATE OF SURVEY: 1/2023

APN AND LEGAL DESCRIPTION:

651-080-003
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CIVIL ENGINEER:

ARMANDO MAGANA
MAESTRO ENGINEERING
17380 JUNE ROAD
DESERT HOT SPRINGS, CA 92241
PHONE 760.578.1312

OWNER:

JOSE MACIAS ESCOBAR
73070 RAMON ROAD
THOUSAND PALMS, CA 92276
760.960.7376

UTILITIES PURVEYORS

WATER	COACHELLA VALLEY WATER DISTRICT
SEWER	COACHELLA VALLEY WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISION
GAS	THE GAS COMPANY
TELEPHONE	FRONTIER
CABLE	CHARTER

PLAN TO USE SEPTIC SYSTEM
CLOSEST WATER MAIN IS ON DILLON ROAD 1,320± TO THE SOUTH

ZONING:

EXISTING ZONING: W-2
PROPOSED ZONING: W-2

GENERAL PLAN:

AREA PLAN:	WESTERN COACHELLA VALLEY
EXISTING GENERAL PLAN:	RURAL RESIDENTIAL
PROPOSED GENERAL PLAN:	RC-VLDR VERY LOW DENSITY RESIDENTIAL

SCHOOL DISTRICT:

PALM SPRINGS UNIFIED SCHOOL DISTRICT

EASEMENT NOTES

1. EASEMENT FOR UTILITIES IN FAVOR OF SCE. DOCUMENT REC. 7/31/1945 AS INST. NO 3018, BOOK 695, PAGE 108, OR.
2. EASEMENT FOR PIPELINES AND UTILITIES IN FAVOR OF SCGC. INSTR. NO. 37064 O.R. REC. 9/2/1952
3. EASEMENT FOR PIPELINES IN FAVOR OF SCGC. INSTR. NO. 114561 O.R. REC. 12/28/1967

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 27742)
MEETING DATE:
Wednesday, May 21, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT	
Case Number(s):	GPA240003
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):	651-080-003
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) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Very Low Density Residential (CD:VLDR), on one parcel, totaling 20.75 gross acres.

The parcel is located north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240003 (GPA240003).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Very Low Density Residential (CD:VLDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR)
South:	Rural Residential (R:RR)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	W-2 (Controlled Development Areas)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2 (Controlled Development Areas)
East:	W-2 (Controlled Development Areas)

South:	W-2 (Controlled Development Areas)
West:	W-2 (Controlled Development Areas)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Single Family Dwellings
West:	Single Family Dwellings

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 – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
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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 (GPA240003) 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.

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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 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

One (1) over-the-phone comment has been received to date. Comments indicated concerns about the area's water flow, such as heavy rain and flooding, unpaved roads, no proper road access, potential polluting of wells if future homes are on septic, and obstructed rural views from future powerlines.

Two (2) comments have been received as of the drafting of this staff report stating similar issues mentioned above, including the lack of code enforcement regulation within the area and flood mitigation plans.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240003 was held before the General Plan Advisory Committee on April 14, 2025. At that public hearing, the applicant presented their request for the proposal and the Committee opened the hearing for public comments, but no members of the public provided public testimony. No comments were submitted by the public to the General Plan Advisory Committee.

The Committee discussed the project. One member had questions regarding the density, land use, and zoning of nearby lots to consider the proposal's compatibility. 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 District
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
Exhibit G – Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-21-2024

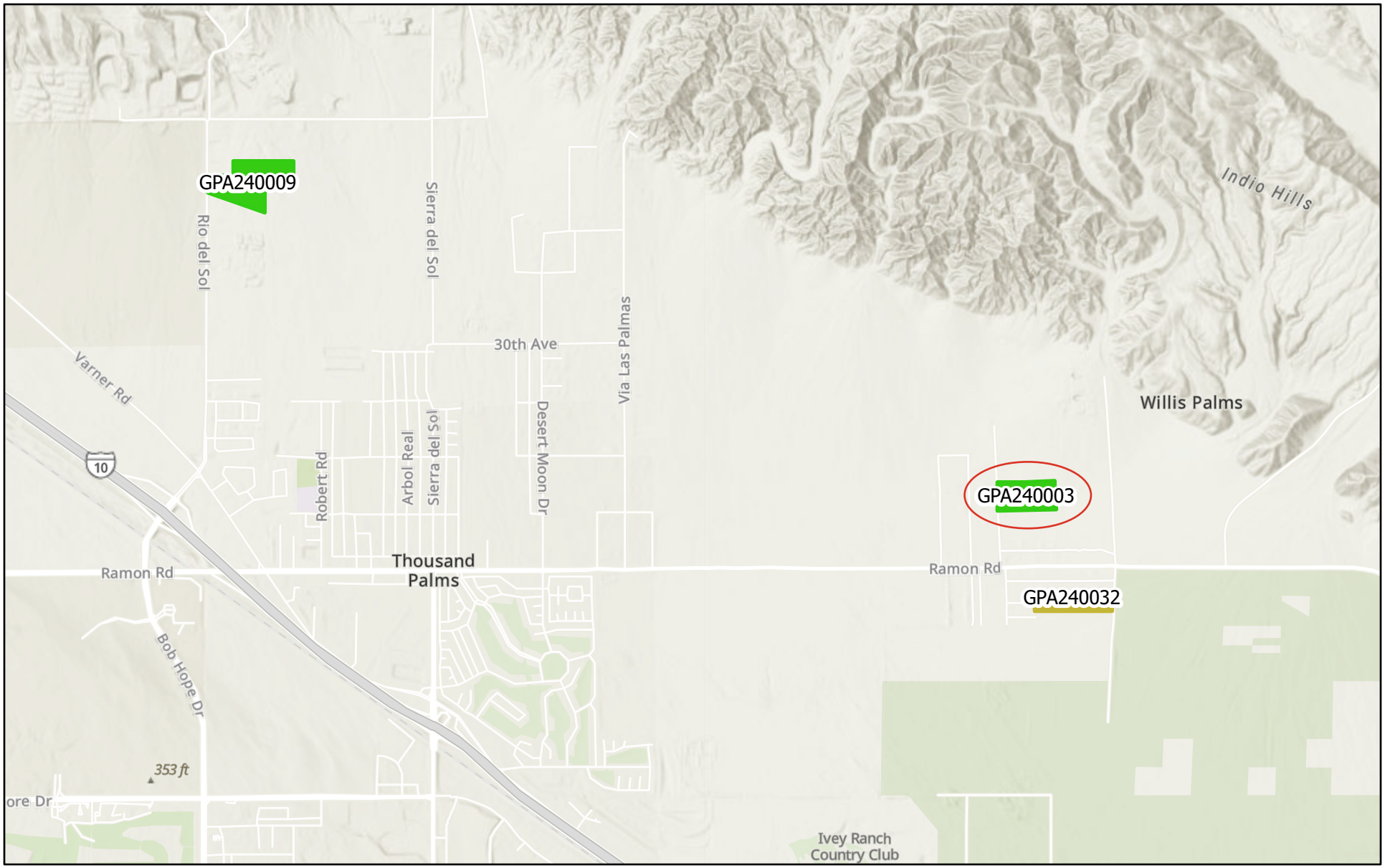


Zoning Area/District: THOUSAND PALMS

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0 500 1000 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,

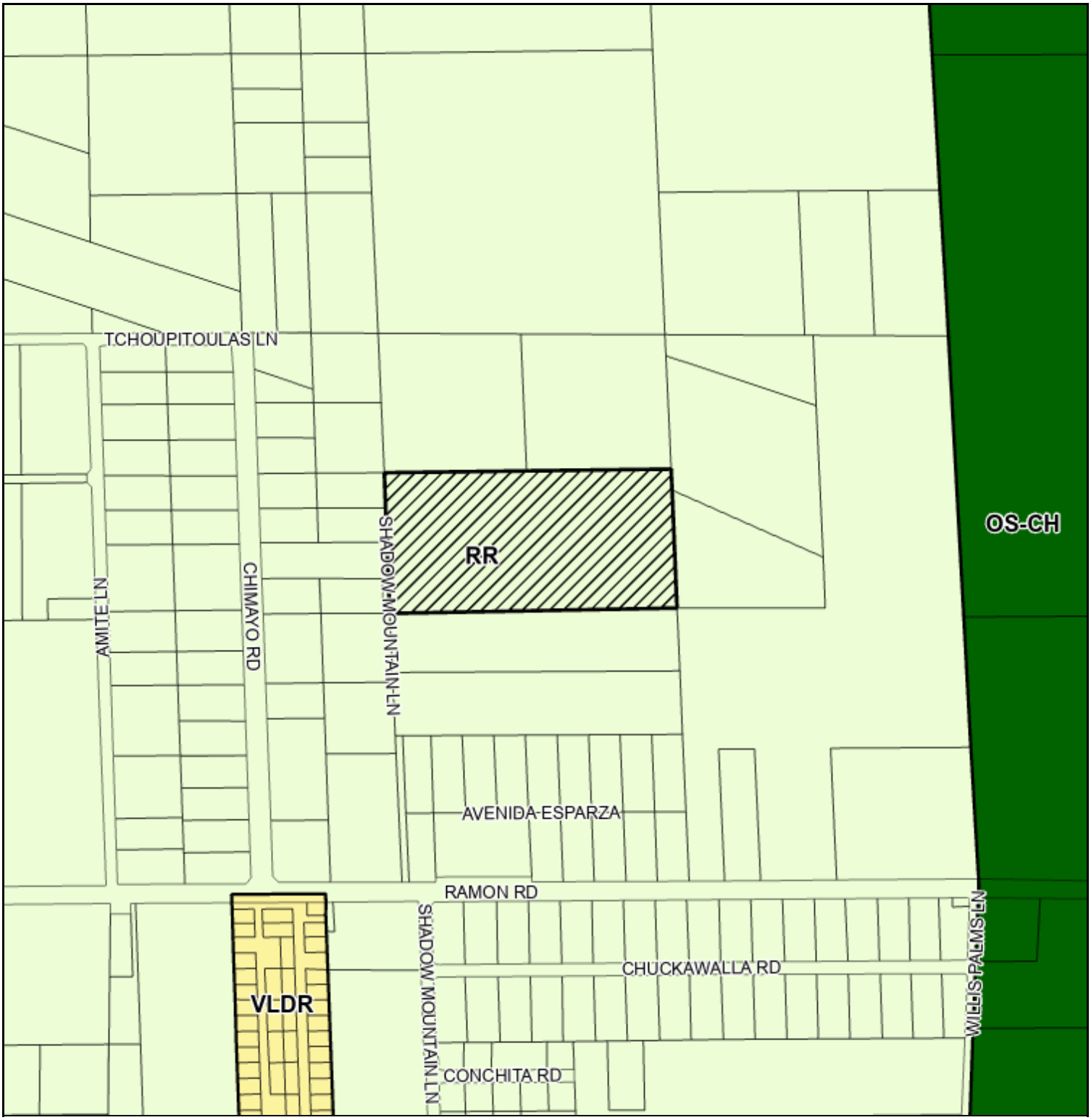
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

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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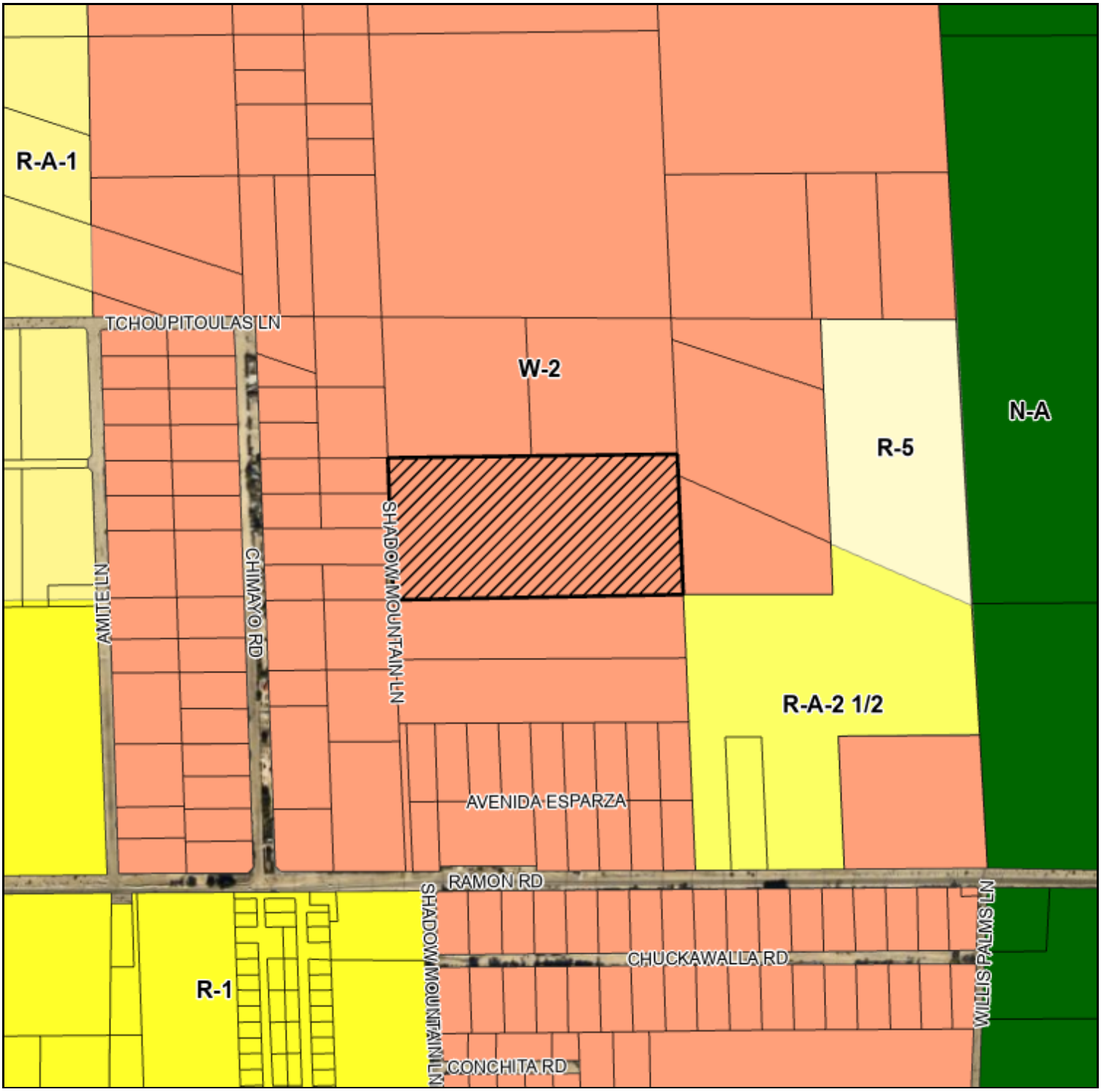
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

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-GPA240003)

Planning Case APN(s): 651-080-003

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 600 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

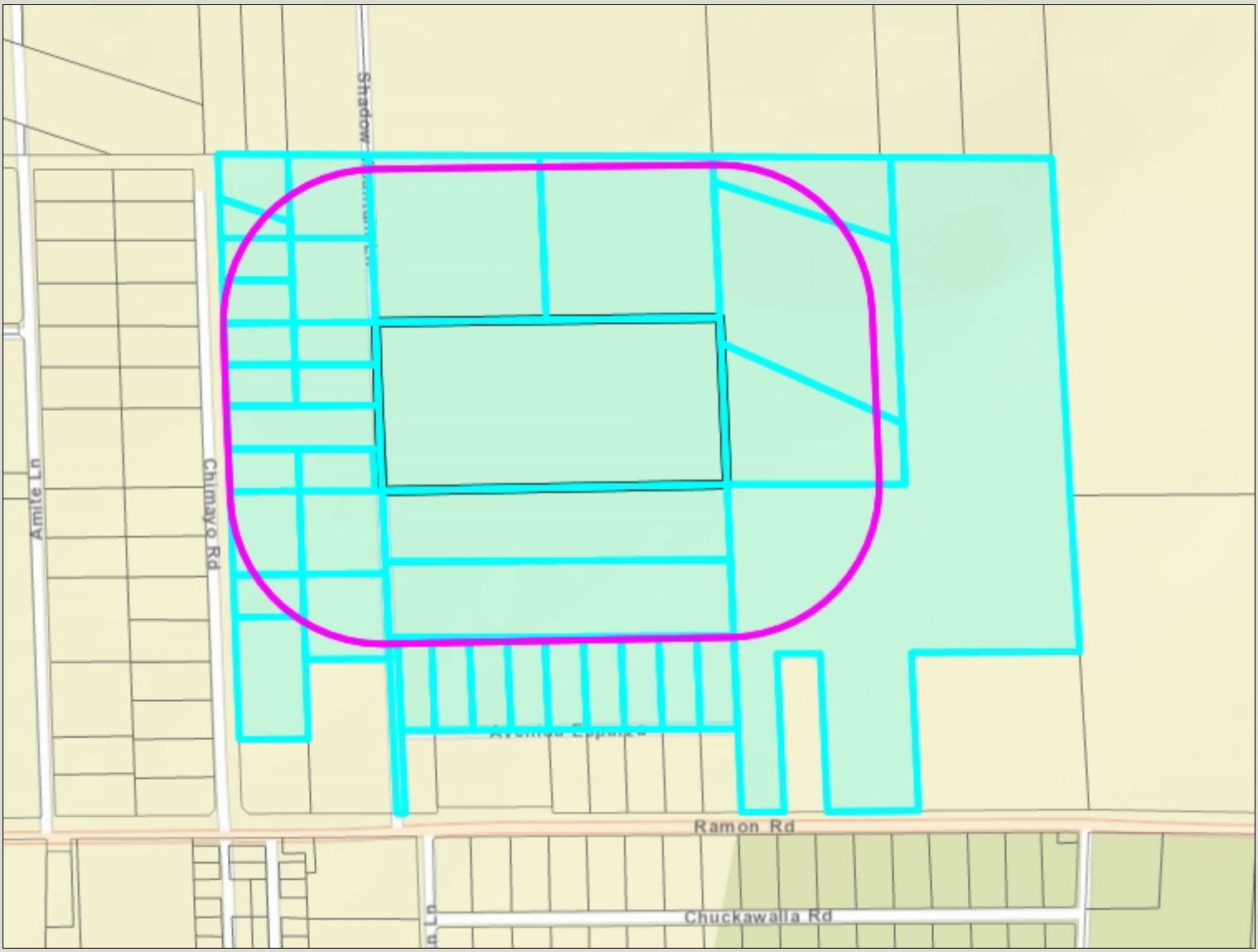
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240003





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 Feet

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ERICK NAVARETTE
PO BOX 3753
PALM DESERT CA 92261

651080010
INRI A. TORRES
80346 WHITEHAVEN DR
INDIO CA 92203

651080011
HILDA RODGERS
PO BOX 846
THOUSAND PALMS CA 92276

651080012
KRM VICTORIA
P O BOX 215
THOUSAND PALMS CA 92276

651080013
CICOGNA FAMILY DECLARATION OF TRUST DTD 6/24/2020
75554 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

651080014
JOSE CASTILLO
P O BOX 685
THOUSAND PALMS CA 92276

651080023
EDWARD W. GOLDEN
7565 INDIAN OAKS DR
VERO BEACH FL 32966

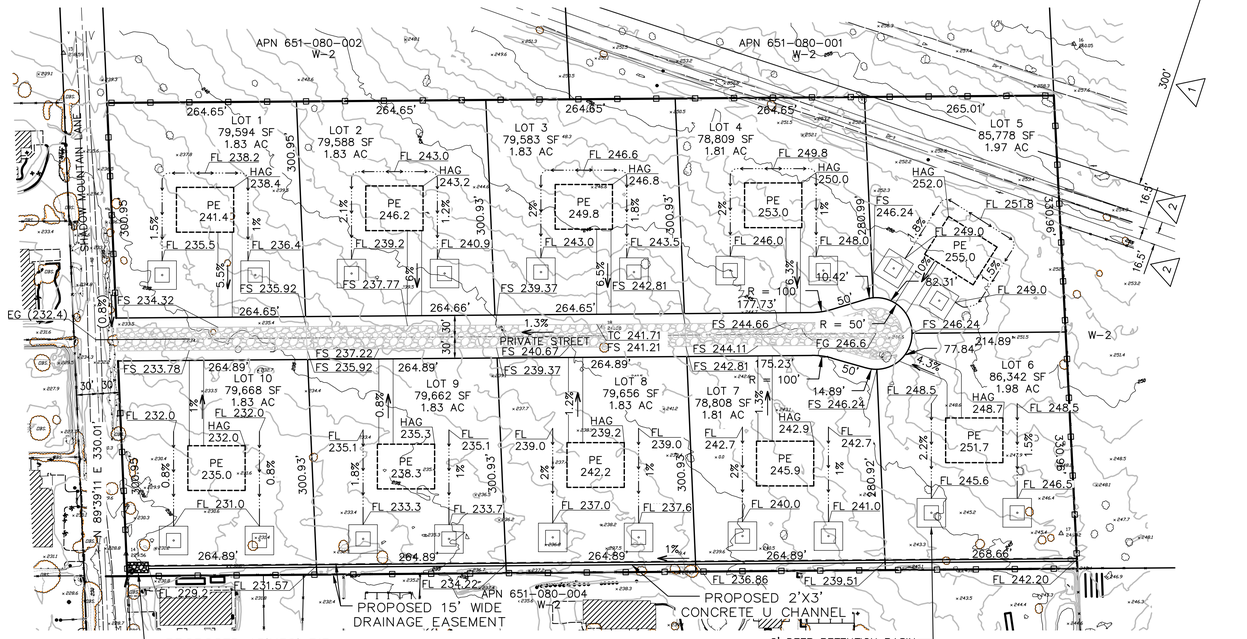
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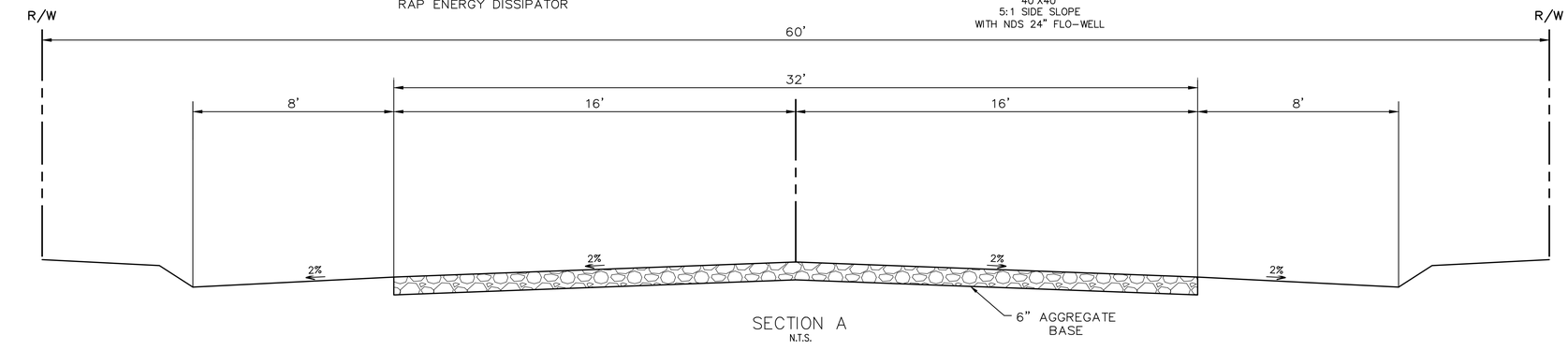
THOUSAND PALMS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENATIVE TRACT MAP 38714
GENERAL GPA (WITHOUT SPECIFIC PLAN)

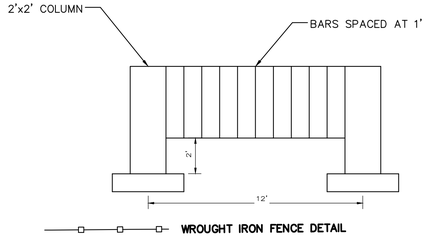
EXHIBIT "A"

10/12/23

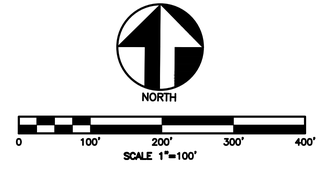




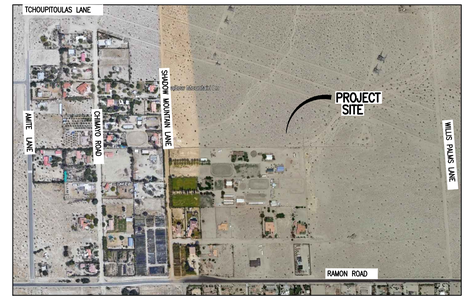
SECTION A
N.T.S.



WROUGHT IRON FENCE DETAIL



SCALE 1"=100'



VICINITY MAP

N.T.S.

PROJECT INFORMATION

FEMA FLOOD DATA:

FLOOD ZONE:	ZONE AO
PANEL:	06065C1605G
DATE:	8/28/2008
ZONE DEFINITION:	DEPTH 2' VELOCITY 7 FPS

PROJECT DATA:

TOTAL LOT AREA:	896,580 SF OR 20.58 ACRES
DISTURBED AREA:	896,580 SF
BUILDING TYPE:	SINGLE FAMILY RESIDENCE
BUILDING AREA:	2,500 SF – 5000 SF

TOPOGRAPHIC AND BOUNDARY SURVEY:

SURVEY PERFORMED BY: INLAND_AERIAL_SURVEYS_INC.
DATE OF SURVEY: 1/2023

APN AND LEGAL DESCRIPTION:

651-080-003
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CIVIL ENGINEER:

ARMANDO MAGANA
MAESTRO ENGINEERING
17380 JUNE ROAD
DESERT HOT SPRINGS, CA 92241
PHONE 760.578.1312

OWNER:

JOSE MACIAS ESCOBAR
73070 RAMON ROAD
THOUSAND PALMS, CA 92276
760.960.7376

UTILITIES PURVEYORS

WATER	COACHELLA VALLEY WATER DISTRICT
SEWER	COACHELLA VALLEY WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISION
GAS	THE GAS COMPANY
TELEPHONE	FRONTIER
CABLE	CHARTER

PLAN TO USE SEPTIC SYSTEM
CLOSEST WATER MAIN IS ON DILLON ROAD 1,320± TO THE SOUTH

ZONING:

EXISTING ZONING: W-2
PROPOSED ZONING: W-2

GENERAL PLAN:

AREA PLAN:	WESTERN COACHELLA VALLEY
EXISTING GENERAL PLAN:	RURAL RESIDENTIAL
PROPOSED GENERAL PLAN:	RC-VLDR VERY LOW DENSITY RESIDENTIAL

SCHOOL DISTRICT:

PALM SPRINGS UNIFIED SCHOOL DISTRICT

EASEMENT NOTES

1. EASEMENT FOR UTILITIES IN FAVOR OF SCE. DOCUMENT REC. 7/31/1945 AS INST. NO 3018, BOOK 695, PAGE 108, OR.
2. EASEMENT FOR PIPELINES AND UTILITIES IN FAVOR OF SCGC. INSTR. NO. 37064 O.R. REC. 9/2/1952
3. EASEMENT FOR PIPELINES IN FAVOR OF SCGC. INSTR. NO. 114561 O.R. REC. 12/28/1967

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 27378)
MEETING DATE:
Monday, April 14, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each single-family home would be located on its own lot, with lot sizes ranging from 1.81 to 1.98 acres. The homes would feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering– Existing Zoning: W-2 (Controlled Development Areas)– Existing Land Use: Rural Residential (R:RR)– Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT	
Case Number(s):	GPA240003
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):	651-080-003
Continued From:	

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) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Very Low Density Residential (CD:VLDR), on one parcel, totaling 20.75 gross acres.

The parcel is located north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road.

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. 240003 (GPA240003).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Very Low Density Residential (CD:VLDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR)
South:	Rural Residential (R:RR)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	W-2 (Controlled Development Areas)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2 (Controlled Development Areas)
East:	W-2 (Controlled Development Areas)

South:	W-2 (Controlled Development Areas)
West:	W-2 (Controlled Development Areas)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Single Family Dwellings
West:	Single Family Dwellings

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 – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
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 (GPA240003) 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

GPA240003 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240003 is approved, the applicant intends to apply for an implementing project consisting of a 10-lot subdivision. Each single-family unit would be situated on an individual lot. The individual lot sizes would range from 1.81-acres to 1.98-acres. Each single-

family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage.

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 Very Low Density Residential (CD:VLDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units and ancillary structures on large parcels. Equestrian and other animal-keeping uses are expected and encouraged, and Agriculture and small-scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to one dwelling unit per two acres.

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 600 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

GPA240003

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 8-21-2024

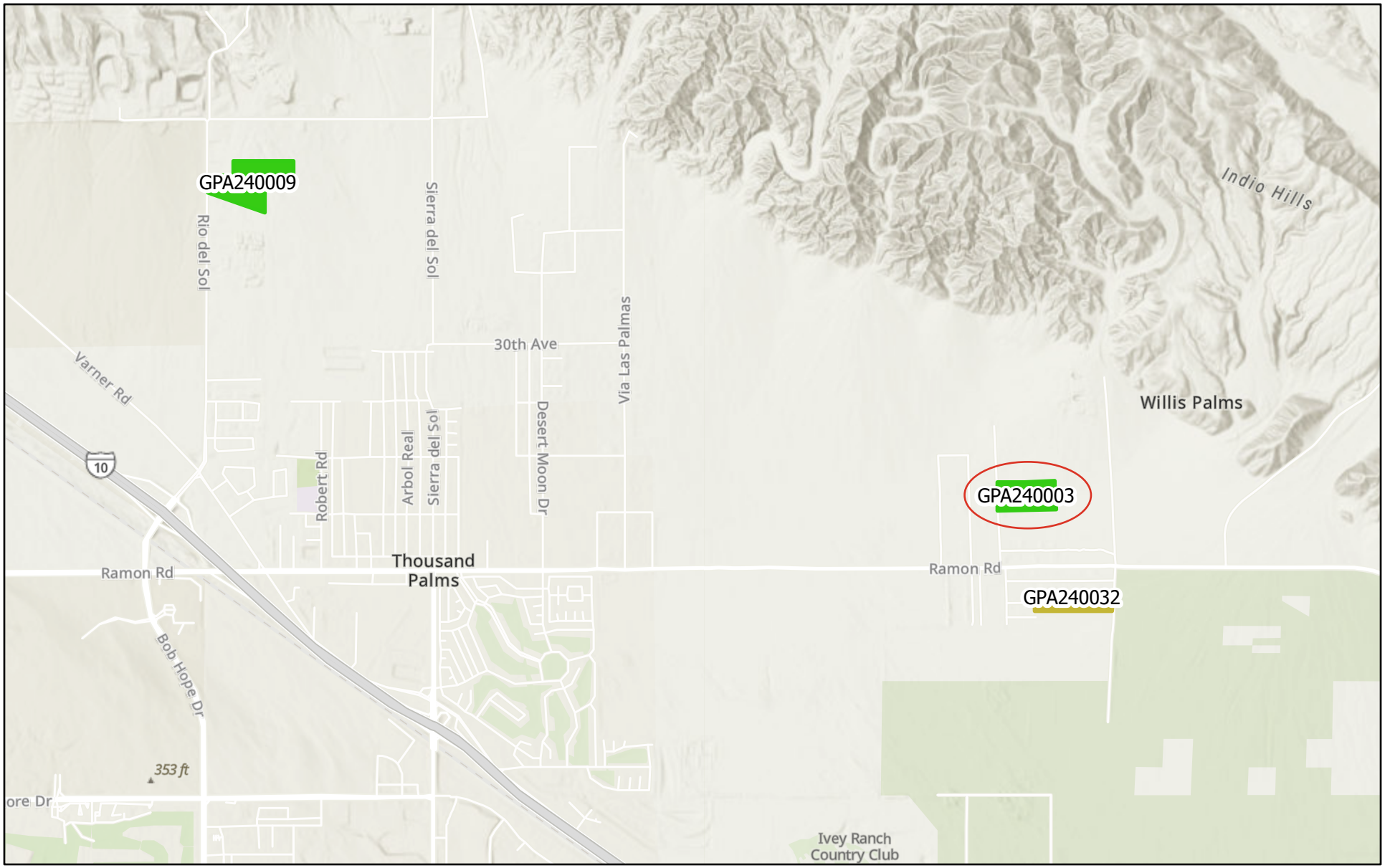


Zoning Area/District: THOUSAND PALMS

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0 500 1000 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,

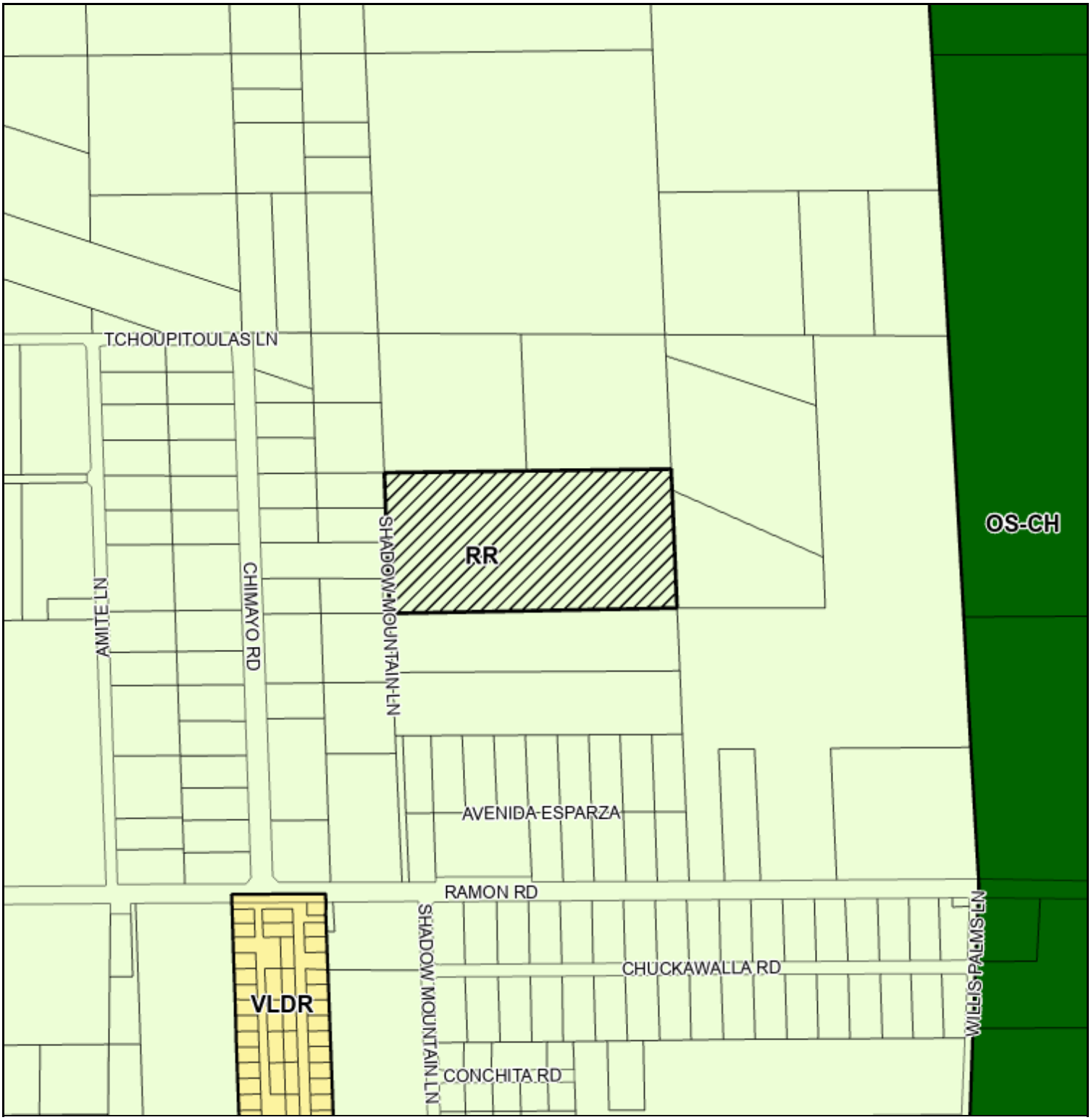
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-21-2024
Exhibit: 5



Zoning Area/District: THOUSAND PALMS

Author:

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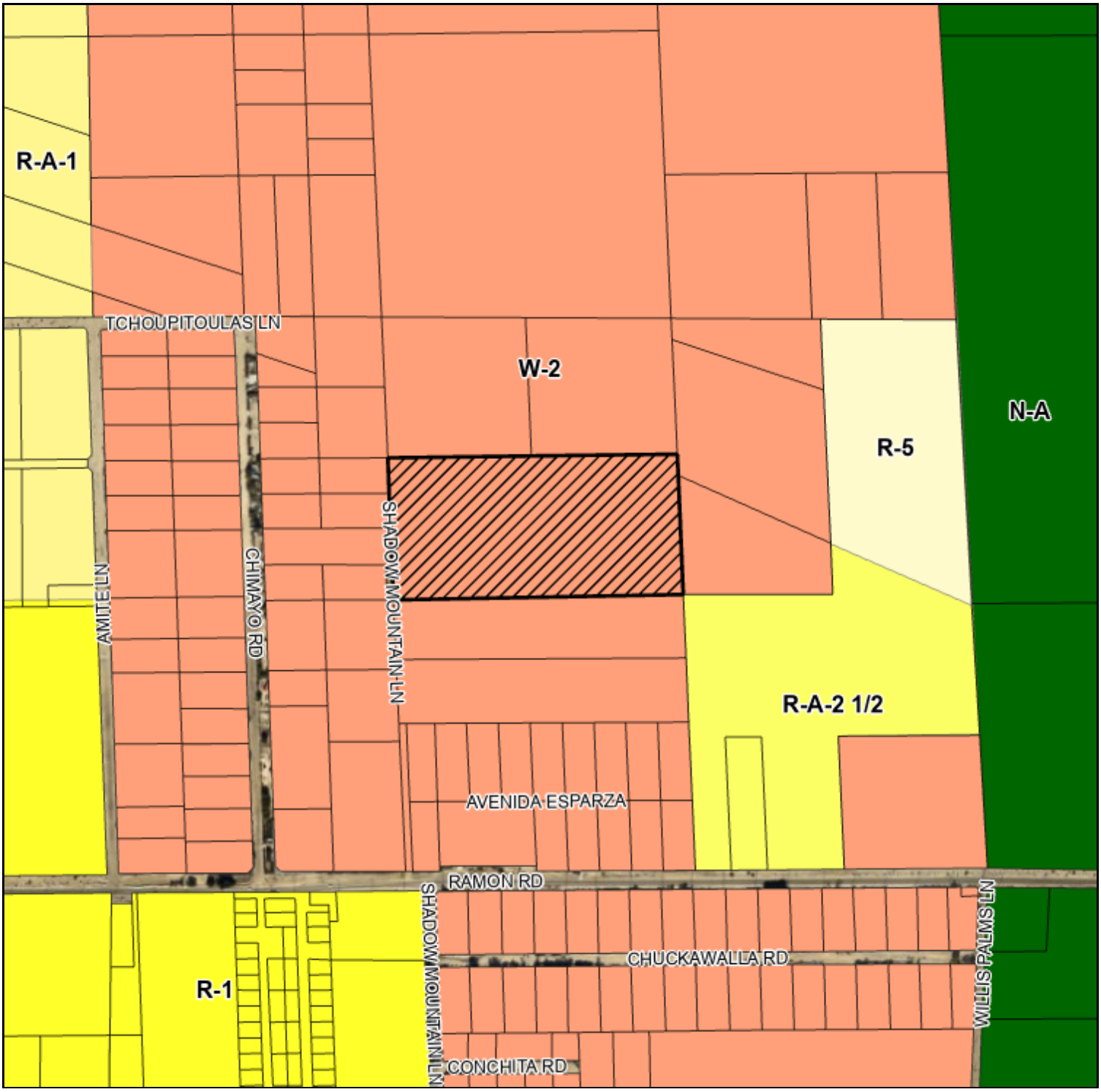
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240003

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 8-21-2024
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240003)

Planning Case APN(s): 651-080-003

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 600 feet of the property involved.

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NAME: Jordan Leffew SIGNATURE: Jordan Leffew

TITLE: Assistant Planner

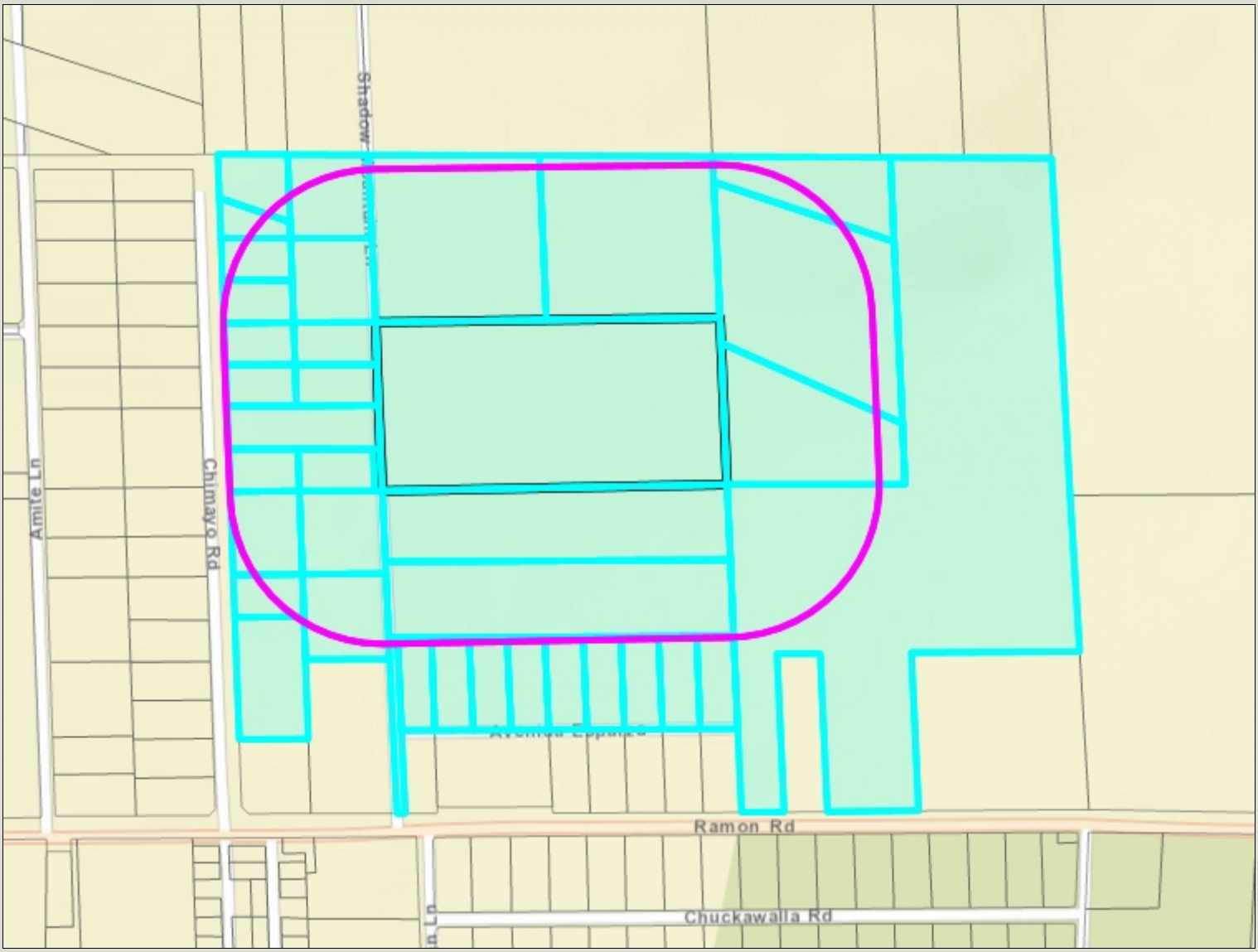
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240003





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 752 1,505 Feet

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651080009
ERICK NAVARETTE
PO BOX 3753
PALM DESERT CA 92261

651080010
INRI A. TORRES
80346 WHITEHAVEN DR
INDIO CA 92203

651080011
HILDA RODGERS
PO BOX 846
THOUSAND PALMS CA 92276

651080012
KRM VICTORIA
P O BOX 215
THOUSAND PALMS CA 92276

651080013
CICOGNA FAMILY DECLARATION OF TRUST DTD 6/24/2020
75554 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

651080014
JOSE CASTILLO
P O BOX 685
THOUSAND PALMS CA 92276

651080023
EDWARD W. GOLDEN
7565 INDIAN OAKS DR
VERO BEACH FL 32966

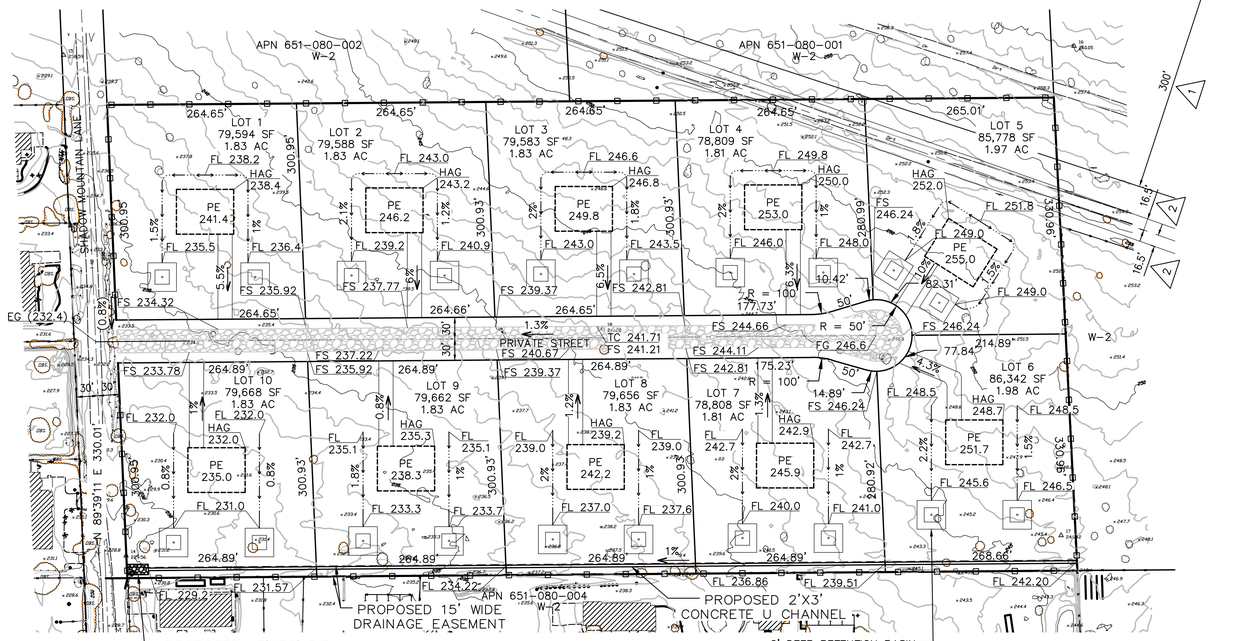
651080026
FEDERICO HAM
75740 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

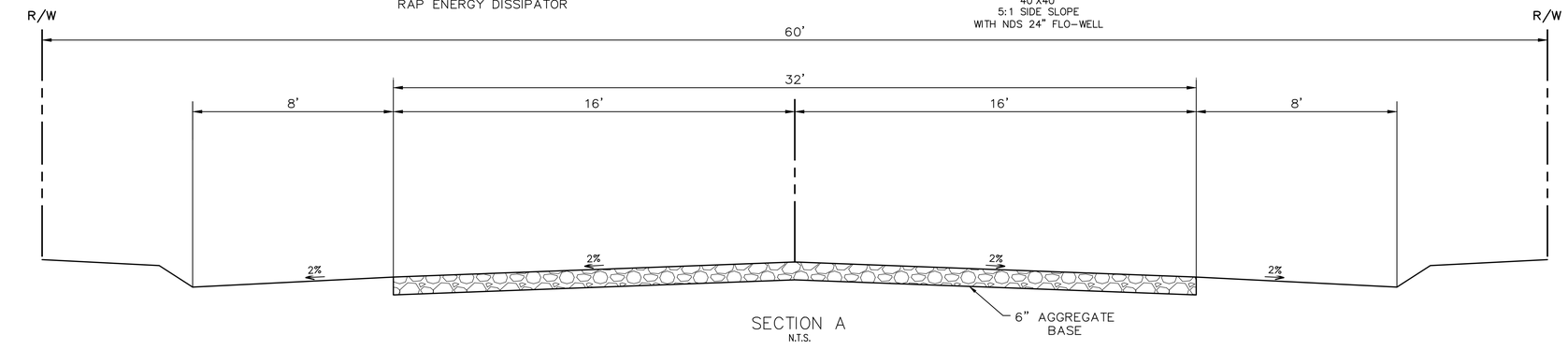
THOUSAND PALMS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENATIVE TRACT MAP 38714
GENERAL GPA (WITHOUT SPECIFIC PLAN)

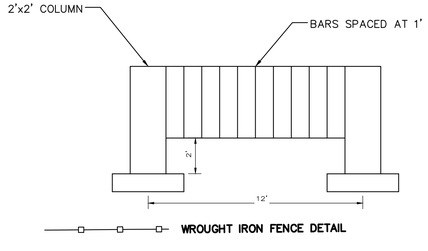
EXHIBIT "A"

10/12/23

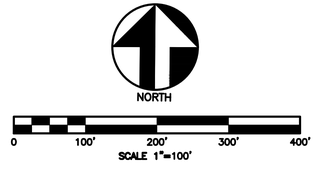


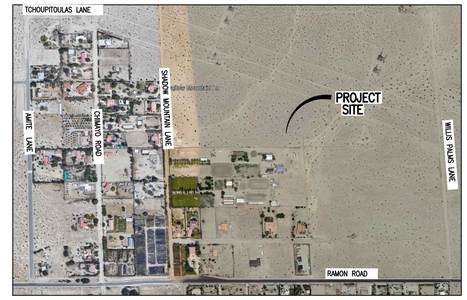


SECTION A
N.T.S.



WROUGHT IRON FENCE DETAIL





VICINITY MAP

N.T.S.

PROJECT INFORMATION

FEMA FLOOD DATA:

FLOOD ZONE:	ZONE AO
PANEL:	06065C1605G
DATE:	8/28/2008
ZONE DEFINITION:	DEPTH 2' VELOCITY 7 FPS

PROJECT DATA:

TOTAL LOT AREA:	896,580 SF OR 20.58 ACRES
DISTURBED AREA:	896,580 SF
BUILDING TYPE:	SINGLE FAMILY RESIDENCE
BUILDING AREA:	2,500 SF – 5000 SF

TOPOGRAPHIC AND BOUNDARY SURVEY:

SURVEY PERFORMED BY: INLAND_AERIAL_SURVEYS_INC.
DATE OF SURVEY: 1/2023

APN AND LEGAL DESCRIPTION:

651-080-003
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CIVIL ENGINEER:

ARMANDO MAGANA
MAESTRO ENGINEERING
17380 JUNE ROAD
DESERT HOT SPRINGS, CA 92241
PHONE 760.578.1312

OWNER:

JOSE MACIAS ESCOBAR
73070 RAMON ROAD
THOUSAND PALMS, CA 92276
760.960.7376

UTILITIES PURVEYORS

WATER	COACHELLA VALLEY WATER DISTRICT
SEWER	COACHELLA VALLEY WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISION
GAS	THE GAS COMPANY
TELEPHONE	FRONTIER
CABLE	CHARTER

PLAN TO USE SEPTIC SYSTEM
CLOSEST WATER MAIN IS ON DILLON ROAD 1,320± TO THE SOUTH

ZONING:

EXISTING ZONING: W-2
PROPOSED ZONING: W-2

GENERAL PLAN:

AREA PLAN:	WESTERN COACHELLA VALLEY
EXISTING GENERAL PLAN:	RURAL RESIDENTIAL
PROPOSED GENERAL PLAN:	RC-VLDR VERY LOW DENSITY RESIDENTIAL

SCHOOL DISTRICT:

PALM SPRINGS UNIFIED SCHOOL DISTRICT

EASEMENT NOTES

1. EASEMENT FOR UTILITIES IN FAVOR OF SCE. DOCUMENT REC. 7/31/1945 AS INST. NO 3018, BOOK 695, PAGE 108, OR.
2. EASEMENT FOR PIPELINES AND UTILITIES IN FAVOR OF SCGC. INSTR. NO. 37064 O.R. REC. 9/2/1952
3. EASEMENT FOR PIPELINES IN FAVOR OF SCGC. INSTR. NO. 114561 O.R. REC. 12/28/1967

Outlook

GPA240003 10 lot subdivison

From Itisnotjunk <itisnotjunk@aol.com>
Date Wed 4/30/2025 10:09 PM
To Leffew, Jordan <JLeffew@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

The concerns that I have about changing the zoning to the parcel on Shadow mountain lane in Thousand Palms
referenced as GPA240003, 10 lot subdivision are as follows .
The property is currently serviced by a dirt road that is not able to support the amount of traffic that is already using it
without intermittent grading from homeowners, a mass of housing that is concentrated in one spot like that would almost
certainly overwhelm the already tenuous ability for it to function. the additional traffic would also contribute to the already high PM10
count that is dusted up when any car goes faster than a few miles per hour. the remedy would be for the developer to install and maintain a proper paved road.

the second and perhaps more pressing issue is that this area has conveniently been overlooked by Riverside county and the army corp of engineers
flood control plan for the thousand palms area, even though it is clearly marked on the project map in red,as the worst area for flooding.
Shadow Mountain Lane floods anywhere from 6 inches to a few feet deep during any sort of rain storm and the majority of the water flows across that property
the flat level nature of the property helps to absorb the flow and slow it down. any dense housing project would impact that flow and lead to even worse results.
the county would need to stop the additional and non native water flow that comes into the area from the thousand palms canyon to the east. the runoff water from that canyon
has jumped its historical banks and not stayed in the thousand palms canyon, but now crosses thousand palms canyon road and drains across this development, down Shadow mountain lane.
before any more development and homes are built, this flooding concern should be dealt with.

the county has already proved that it cannot regulate or deal with unlicensed business on this road there is an auto repair, trailer storage yard ,
a massive horse boarding and riding ranch with 20 or more horses that the county has known about for years and code enforcement refuses to do anything
about these obvious violations. this will open the area up for more of the same.

Andrew Karstens
31-501 Shadow Mountain lane
760 668 2030

Outlook

GPA240003 - 10 lot subdivision

From Boss Construction <bossconstruction223@gmail.com>
Date Mon 5/5/2025 9:55 AM
To Leffew, Jordan <JLeffew@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my serious concerns regarding the proposed zoning change identified as GPA240003 for the parcel APN 651-080-003-9, located on Shadow Mountain Lane in Thousand Palms. This proposal, which would create a 10-lot subdivision, raises several significant issues that I believe must be addressed before any approval is granted.

First, the **current infrastructure is insufficient to handle the increased traffic that would result from this development.** Shadow Mountain Lane is an unpaved dirt road that already struggles to accommodate existing traffic. Maintenance is sporadically carried out by local residents, and the addition of numerous new homes would further deteriorate the road's condition. Increased vehicle use would also worsen the area's PM10 levels, as dust is frequently kicked up by passing cars. If this project proceeds, it should be contingent upon the developer fully paving and maintaining the roadway to appropriate standards.

Secondly, and critically, **this area has been neglected in Riverside County's and the Army Corps of Engineers' flood mitigation plans.** The project site is clearly indicated as a high-risk flood zone on planning maps. Shadow Mountain Lane routinely floods during rain events, sometimes reaching depths of several feet. The land in question (parcel APN 651-080-003-9) currently helps absorb and disperse this water due to its flat topography. Adding dense housing, likely with landscaping, unpermitted walls, and/or dirt moving (which has already been done on multiple properties without county regulation or code enforcement) on Shadow Mountain by property owners, will disrupt natural water flow and exacerbate flooding both on-site and downstream. A comprehensive solution must be implemented to redirect and manage runoff, particularly the non-native water that now flows west from Thousand Palms Canyon, having breached its historic path and begun traveling across this property and down Shadow Mountain Lane.

Lastly, something that creates much frustration and is a detriment to the entire neighborhood, I'd like to highlight **the county's ongoing inability to manage zoning compliance and code enforcement in this area.** Despite long-standing knowledge of unlicensed businesses (an auto repair shop, two large horse boarding and riding facilities with 25+ horses on each property and no business license) as well as property owners not being held accountable to county building codes, especially regarding flood zoning regulations, there has been no meaningful, knowledgeable, effective enforcement. Allowing further development without a serious plan to uphold regulations will only encourage similar unauthorized uses in the future.

Given these concerns, I urge the county to proceed with caution and to prioritize infrastructure, flood control, and regulatory code enforcement before considering approval of this zoning change.

Ross Abarrate
31659 Shadow Mountain Lane
Thousand Palms, CA 92276
760-574-6649

Outlook

GPA240003 10 lot subdivison

From Itisnotjunk <itisnotjunk@aol.com>
Date Wed 4/30/2025 10:09 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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Andrew Karstens
31-501 Shadow Mountain lane
760 668 2030

Outlook

GPA240003 - 10 lot subdivision

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Date Mon 5/5/2025 9:55 AM
To Leffew, Jordan <JLeffew@Rivco.org>

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Given these concerns, I urge the county to proceed with caution and to prioritize infrastructure, flood control, and regulatory code enforcement before considering approval of this zoning change.

Ross Abarrate
31659 Shadow Mountain Lane
Thousand Palms, CA 92276
760-574-6649

Outlook

PLEASE LOOK THIS OVER CAREFULLY!

From peter tynberg <pltynberg@gmail.com>
Date Wed 7/2/2025 4:43 PM
To Leffew, Jordan <JLeffew@Rivco.org>

1 attachment (6 KB)
Satin Determination Letter copy 2.rtfd.zip;

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Leffew,
I am hoping that you will present these observations to your superiors in the Planning Department, and to the Planning Commission, and the BOS who will determine whether to pass the GPA 240003 in the next few months. I assume if it is passed anyone in the Amity Lane area (besides the Macias property) could submit an application for lower minimum lot size than the 5 acre RR restriction that conforms to VLDR.

Please remind your superiors that this Amity Lane area is not in the T.P. Conservation Area and subject to any restriction in coverage. You will apprectiate after reading Peter Satin's determination letter of August 2021 to CVWD that the Coachella Valley Conservation Commission's concern is to maximize the blow sand to the Preserve by using the T.P. Flood Control Programs dike to employ flood water to move sand east and south to be blown into the Preserve (rather than protecting homes from flooding).
Because the Amity Lane area was too far east to be important for this use, it was not included in the T.P Conservation Area, and was not provided with a dike. However I believe that it is just as entitled to a dike as is the T.P. Conservation Area (and the flood protection it would provide); and that the Country should try to amend the plan to provide such a protection. (see Blow Sand Map).

If the county decides to approve GPA240003, I might want to submit another application for properties in the same Amity Lane area.
Are the following parcels that are in this Amity Lane area also outside of the T.P. Conservation Area? Please advise.
651-040-019, 651-040-019, 651-040-020, 651-040-021, and 651-040-022.
Thanks,
Peter Tynberg


651-050-027
purchased by ovck 4/25/21
Willis Palms
Willis Palm Trailhead
SAND
PATH
Villa Bari
CAMINO
ROAD
LANE
Ramon Substation
Ramon Rd
Ramon Rd
Ramon Rd
Covered Wagon Tours
SAND
PATH
Tyahong
Property
Sun City Nursery
Xavier College
Preparatory High School
Coachella
Valley
National
Wildlife...
Google

COACHELLA VALLEY CONSERVATION COMMISSION

Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs • Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District • Mission Springs Water District

August 3, 2021 

David Wilson
Engineering Project Manager Coachella Valley Water District 75-519 Hovley Lane East Palm Desert, CA 92211

RE: Consistency determination for CVCC 21-001 Thousand Palms Flood Control Project in the Thousand Palms Conservation Area[1]

Dear Mr. Wilson:

The Coachella Valley Conservation Commission (CVCC) has received your request for a consistency determination regarding the final alignment of the Coachella Valley Water District's (CVWD) Thousand Palms Flood Control Project (Project)[2] in the Thousand Palms Conservation Area (TPCA). The Project constitutes a Covered Project under Section 7.3.1 of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP or Plan); the take of any covered species has already been authorized through the issuance of the CVMSHCP permits and will not count against the conservation and take authorization tables for the Conservation Area as listed in section 4.3.11. The Project nonetheless warrants special consideration given the required measures pertaining to its construction and its effect on the Conservation Area. This consistency determination serves to document that those required measures are being met and to further ensure the Project complies with all relevant Avoidance, Minimization, and Mitigation measures and Land Use Adjacency Guidelines, as described in Plan sections 4.4 and 4.5, respectively.

The TPCA constitutes the largest unfragmented habitat area on the

valley floor. It encompasses the former Coachella Valley Fringe Toed Lizard Preserve, the sand source in the Indio Hills, and key desert riparian and sand-dependent habitat. In addition, it serves as a key sand source within the Valley, and a sand transport corridor for sand generated in the Little San Bernardino Mountains. The TPCA, along with the West Deception Canyon Conservation Area and Indio Hills/ Joshua Tree National Park Linkage Conservation Area, provides an almost uninterrupted corridor into the protected habitat in Joshua Tree National Park and beyond. It contains core habitat for Coachella Valley fringe-toed lizard, flat-tailed horn lizard, Coachella Valley round-tailed ground squirrel, and Palm Springs pocket mouse. Alongside neighboring Conservation Areas, it contains enough core habitat for Mecca aster to support a self-sustaining population. The desert fan palm oasis woodlands provide the largest concentration of habitat for the southern yellow bat in the CVMSHCP area.

COACHELLA VALLEY CONSERVATION COMMISSION

The CVMSHCP has contemplated the construction of the Project since its inception, noting that it would help direct fluvial-borne sand within the TPCA such that aeolian sand transport processes could transport it downwind. At the time of the Plan's implementation, the final Project design had not been determined, but it was acknowledged that the final alignment "may cause a minor adjustment of the Conservation Area boundary such that the levees will not be in the Conservation Area, but will define the edge of the area." CVWD has since finalized the levee's alignment (Figure 1), which has, in fact, shifted since the original TPCA boundary was drawn. It is therefore necessary to adjust the Conservation Area's boundaries accordingly and to adjust the Conservation Objectives, acres of authorized disturbance, and remaining acres to be conserved so as to reflect the reduced total area of the Conservation Area.

The Project alignment as approved in the 2000 Environmental Initial Study/Environmental Impact Report considered each of the four reaches, but was developed prior to the expansion of both regional electrical utility corridors and urban development[3]. As originally considered, Reach 1 would be located in what is now the right-of-way

for the Southern California Edison Devers-Palo Verde 500-kV No. 2 Transmission Line project, and Reach 3 would be situated on lands now occupied by Xavier High School. For these reasons, CVWD has proposed relocating Reach 1 into the existing TPCA boundary, as well as shifting Reach 3 further east, away from established development. CVCC utilized the revised 2021 alignment to draw a new boundary and calculate new acreage totals.

To determine the new TPCA boundary, CVCC first assessed how the Conservation Area's existing boundary would shift under both the 2000 alignment and the 2021 alignment. A 50-foot buffer was drawn around each alignment, and the boundary was re-drawn such that the TPCA was immediately adjacent to the buffered northeastern face of the levee. Any portion south and west of either alignment was excised from the total area. In cases where the alignments did not completely bisect the existing boundary, a shortest-distance straight line to that boundary was used to demarcate the new boundary. Under both alignments, portions of the original TPCA boundary beneath Reaches 2 and 3 are removed, while the 2021 alignment further removes an additional portion under Reach 1 (Figure 2). Reach 4 did not impact the boundary alignment under either scenario. The total acreage for both was then summed and compared to confirm that the 2021 alignment constituted only a minor adjustment from the 2000 alignment, in accordance with the CVMSHCP (Table 1). The 2021 alignment results in an additional 183 acres (0.70%) removed from the TPCA as compared to the 2000 alignment. The boundary areas not impacted by the levees remain unchanged (Figure 3).

COACHELLA VALLEY CONSERVATION COMMISSION

In revising Conservation Objectives, acres of authorized disturbance, and acres of remaining habitat, CVCC used 1996 property ownership as a baseline to determine available land under the new TPCA alignment. From that remaining acreage, CVCC applied a 9:1 ratio of conservation of available habitat to authorized disturbance for each of the Covered Species. Finally, the proportion of Conservation Objective minimums to available habitat under the original boundary was calculated to determine revised minimum Conservation Objectives (Table 2). This

process corrected certain instances where the original conservation to disturbance ratio was less than 9:1, and where some Conservation Objectives required more conservation than was actually available.

Even after adjusting the Conservation Area boundary, portions of Reach 1 located in Sections 7 and 8, Township 4 South, Range 6 East, and running through parcels designated as Rural Residential by the County of Riverside, may be subject to specific Site Planning Standards as described in section 4.3.11. CVWD has indicated that, in acquiring the necessary property to construct the Project, parcels will be subdivided so as to utilize only the minimum portion of the original parcel required for the Project footprint, located outside the TPCA. The remaining portion within the adjusted TPCA boundary will be available for other uses and shall continue to be subject to the Site Planning Standards.

Section 5.2.1.4 of the CVSHCP requires CVWD to acquire 550 acres of conservation land within the TPCA floodway to mitigate for the Project, and further that CVWD make a contribution to the CVMSHCP endowment fund sufficient to cover the long-term cost of management and monitoring of these lands[4]. It is CVCC's understanding that CVWD has identified these acres, and their acquisition and protection will take place concurrent with the acquisition of land for the Project footprint. Should any portion of the 550 acres remain unprotected at the initiation of Project ground disturbance, CVCC recommends CVWD prepare an acquisition plan outlining the remaining parcels to be acquired and the timeline projected for their acquisition. CVCC encourages early consultation and coordination to ensure this requirement is met. CVCC acknowledges that CVWD has already met its financial obligation under the CVMSHCP.

While the TPCA's boundary has been adjusted to exclude entirely the permanent disturbance caused by the levees, portions of the Project, especially along Reach 1, will involve temporary impacts to the Conservation Area, and are therefore subject to the CVMSHCP's Avoidance, Minimization, and Mitigation requirements as described in section 4.4. Specific attention shall be paid to those measures pertaining to biological corridors, burrowing owl, sand transport, Le Conte's thrasher, Palm Springs pocket mouse, and Coachella Valley round-tailed ground squirrel. Furthermore, the Project's immediate proximity to the TPCA necessitates the implementation of any and all

relevant Land Use Adjacency Guidelines detailed in section 4.5.

CVCC has determined that the Project as proposed by CVWD is consistent with the CVMSHCP Conservation Objectives for the Thousand Palms Conservation Area. The 2021 alignment constitutes only a minor adjustment from the originally contemplated 2000 alignment. Parcels subject to Site Planning Standards will be subdivided such that portions remaining within the TPCA will still be available for conservation and/or development consistent with CVMSHCP requirements. The 550 acres of mitigation have been identified and will be protected during the land acquisition phase of the Project, while the funding of the long-term management of these acres has already been fulfilled. The Project represents a net benefit to conservation in the TPCA. The levees will serve to retain sand within the system which would otherwise be transported outside the conservation area. Loss of this sand would put the long-term sustainability of the sand dune ecosystem in the TPCA at risk. Acquisition of 550 acres will ensure that sand source and habitat areas are permanently conserved. The Project's overall consistency with the CVMSHCP is predicated on its meeting the above requirements; should CVCC determine at any point that the Project has failed to implement any of the required measures discussed above, it reserves the right to revoke this consistency determination.

Please do not hesitate to reach out to me if you have any questions regarding this analysis, either by phone at 760.346.1127 or by email at psatin@cvag.org.

Sincerely,

Peter Satin Regional Planner

CC: William Patterson, CVWD Steve Bigley, CVWD

Carrie Oliphant, CVWD Heather Pert, CDFW Carly Beck, CDFW Jenness McBride, USFWS Alicia Th

CVAG
COACHELLA VALLEY ASSOCIATION of GOVERNMENTS

- Cathedral City
- Coachella
- Desert Hot Springs
- Indian Wells
- Indio
- La Quinta
- County of Riverside
- Palm Desert
- Palm Springs
- Rancho Mirage

December 4, 1996

Mr. Bill Havert
Dangermond and Associates
2627 West Florida Ave. Suite 205
Hemet, Ca 92545

Dear Bill:

As you know I am most supportive of acquiring open space and preserving our mountain resources. To that end I have supported the continued funding of the Multiple Species Habitat Conservation Plan out of Project 2020 money. I did so even though I did not want any of the 2020 grant to be spent for ongoing projects or operations, preferring that it be used only for new directions not presently underway.

Obviously, I write only as a staff person and the final decisions rest in other hands than mine. Under that caveat, I have consistently taken the position that the Fringe Toed Lizard Preserve was agreed upon after a number of public hearings and mitigations determined through a process of negotiations. The various agencies agreed and that agreement was acknowledged by those agencies in the last hearing on the issue before the Board of Supervisors. It troubles me, when in good faith there is agreement, to then have any agency say to the effect, "Oh, we made a mistake. We need more".

Because from time to time, Fish and Wildlife has taken the position of indicating a desire to reach for more land, I want to make certain that you are aware of my position, emphasizing again that I understand that final decisions not mine. As you know, I have assured property owners that the Habitat Conservation Plan is not intended to change our Fringe Toed Lizard Agreement. I have also talked to Farm Bureau about the fact that funding for the anticipated Multiple Species Habitat Plan will not place financial burdens on a few property owners. In order to seek other than property owner funding sources, we need a plan, and that is the purpose of the Multiple Species Habitat Conservation Plan.

You will note that I copy Supervisor Wilson and Dr. Peter Tynberg. I do so because the County is the major jurisdiction affected, and because Dr. Tynberg contacted me a number of months ago concerned with the implications of the plan. In that phone conversation with Dr, Tynberg, I indicated that I planned to write to you and that I would copy him with that letter. I have told Farm Bureau people:

1. That there is no intention of funding the plan with property assessments. (As I read Proposition 218, there is now ample protection in this regard.)

73-710 Fred Waring Drive, Suite 200 • Palm Desert, CA 92260 • (619) 346-1127 • FAX (619) 340-5949

2. That there is no intent to change the present Preserve. (Although Fish and Wildlife can certainly do that through willing property owner acquisitions.)

In closing then, if your intent is other than this for the Multiple Species Habitat Plan, then you need to so inform me. My support is based on that premise.

Sincerely,

Patricia A. Larson

cc Supervisor Wilson
Dr. Peter Tynberg

CVAG
COACHELLA VALLEY ASSOCIATION of GOVERNMENTS

- County of Riverside & Cities of:
- Cathedral City • Coachella • Desert Hot Springs
- Indian Wells • Indio • La Quinta • Palm Desert
- Palm Springs • Rancho Mirage

May 18, 1994

Mr. Richard Zembal
Deputy Field Supervisor
U.S. Fish and Wildlife Service
Carlsbad Field Office
2730 Loker Avenue West
Carlsbad, CA 92008

Dear Mr. Zembal:

The following memorializes the agreements among those present at this morning's meeting regarding the biological issues surrounding the Monterey Ave/I-10 and Cook Street/I-10 Interchanges.

Due to the timing needs of this project, the U.S. Fish and Wildlife Service (USFWS) and FHWA agreed that the Monterey Ave/I-10 Interchange would be handled through informal consultation. CVAG and the County of Riverside agreed that the project would contribute $600 per acre for the 15 acres which will be disturbed as a result of the project. Thus, the project will contribute a total of $9,000 toward the Coachella Valley Multi-Species Habitat Conservation Plan.

The USFWS and FHWA agreed that the Cook Street/I-10 Interchange would require a formal Section 7 Consultation. However, the USFWS agreed that it would complete processing the Biological Assessment and issue its biological opinion on or before June 30, 1994. CVAG and the City of Palm Desert agreed the Cook Street project would contribute $600 per acre for the 78 acres (58 acres for the interchange project and 20 acres for the Chase School Road project) disturbed as a result of the project. Thus, the project will contribute a total of $46,800 toward the Coachella Valley Multi-Species Habitat Conservation Plan.

Finally, CVAG and its member jurisdictions reiterated our firm intention to vigorously pursue the development and implementation of a Coachella Valley Multi-Species Habitat Conservation Plan.

USFWS, CVAG, County of Riverside, City of Palm Desert, Caltrans Districts 8 and 11, FHWA all agreed to the above terms and conditions during this May 18, 1994 meeting.

73-710 Fred Waring Drive, Suite 200 • Palm Desert, CA 92260 • (619) 346-1127 • FAX (619) 340-5949

Final Major Amendment to the CVMSHCP – August 2016

5.2.1.4 Regional Infrastructure Project Mitigation

Caltrans has an obligation to acquire 5,791 acres of land to mitigate its non-interchange projects identified in Section 7.2.2**.** The projected cost for this is $27,875,000 (nominal dollars). These acquisitions must be accomplished in or by 2015. Caltrans must also contribute $7,600,000 towards the Endowment Fund in or by 2011. The Plan assumes that CVWD will acquire 550 acres in the Thousand Palms Conservation Area to mitigate for the Whitewater River Flood Control Project at a projected cost of $20,625,000. CVWD will also make a contribution to the Endowment Fund to ensure adequate monitoring and management of these lands and other lands CVWD is committing to Conservation under the Plan. IID, which is also a Local Permittee, will also make a contribution to the Endowment Fund to ensure that lands they commit to Conservation under the Plan are adequately monitored and managed in perpetuity. As a result of the 2013 Major Amendment, MSWD will also make a contribution to the Endowment Fund. CVWD's, IID's, and MSWD's contributions to the Endowment Fund are, respectively, $3,583,400, $525,000, and $110,000 for a total of $4,218,400. The total revenue from Regional Infrastructure Project Mitigation, as shown in Table 5-2b, would, therefore, be $60,318,000, rounded to the nearest thousand. C.P.I. : $20,625,000 or $37,500/acre in 2016 is $26,400,000 in 2024 or $48,000/acre.]

On Nov 10, 2023, at 2:53 PM, Peter Satin <psatin@cvag.org> wrote:
Dr Tynberg:
Section 4.3.11 of the CVMSHCP notes that "the project includes the protection of a 550 acre floodway within the Conservation Area" (4-94). Section 5.2.1.4specifies that "CVWD will acquire 550 acres in the Thousand Palms Conservation Area to mitigate for the [Thousand Palms Flood Control Project] at a projected cost $20,625,000" (5-12). In section 12.2.2 of the Implementing Agreement, which is the actual binding agreement enforcing the CVMSHCP, CVWD is obligated to "acquire 550 acres in the Thousand Palms Conservation Area to mitigate for the [Thousand Palms Flood Control Project]" (31). There is no specific identification as to the location of the 550 acres within the CVMSHCP itself, although I note that the environmental documents published by CVWD do identify a 550 acre floodplain mitigation area. Nonetheless, CVCC is bound by the terms of the CVMSHCP and its Implementing Agreement, which do not specify the exact location of the mitigation beyond the Thousand Palms Conservation Area.

Any conservation that has taken place within CVWD's identified floodway to date is separate and apart from CVWD's mitigation obligations for this project and instead reflect other Permittees' general obligations under the Plan. To the extent that portions of those properties will be needed for construction of the project, CVCC is expecting fair compensation for the loss of property. It is possible that some portion of the 550 acre obligation will come from the remaining private parcels that CVWD intends to purchase in order to obtain appropriate rights-of-way, but existing conservation land already in the floodway will not automatically count towards the 550 acre total.

Best, Peter Satin

On Jan 24, 2024, at 1:17 PM, Peter Satin <psatin@cvag.org> wrote:

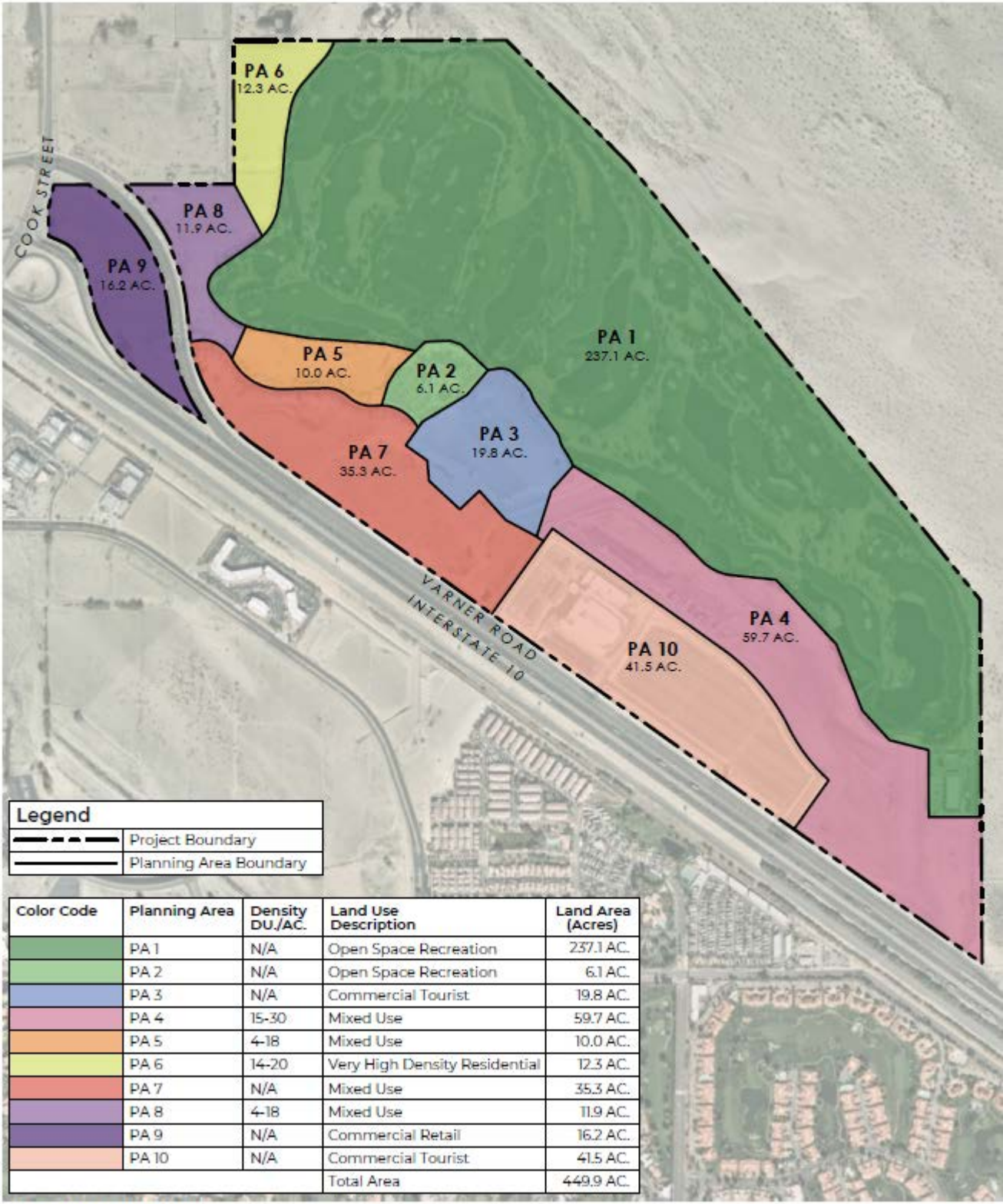
Dr Tynberg:

We do not order appraisals or otherwise commence negotiations on properties until a purchase and sale agreement has been entered into by all parties. Moreover, with the exception of parcels in Sections 7 and 8 of Township 4 South Range 6 East, CVCC is not obligated to purchase any specific properties within the Thousand Palms Conservation Area. Recent appraisals of fair market value for properties in the Thousand Palms Conservation Area zoned for residential use, as yours are, resulted in land valuations that have effectively priced CVCC out of that market. Based on that experience, CVCC cannot, in good faith, enter into a purchase and sale agreement for acquisitions that may jeopardize our financial standing. As such, CVCC is unable to pursue the purchase of your properties at this time.

Best,

Peter Satin | Conservation Program Manager
Coachella Valley Association of Governments
psatin@cvag.org | 760.346.1127

(In the past several years CVCC has paid about $40,000/acre for land purchases in Thousand Palms.)



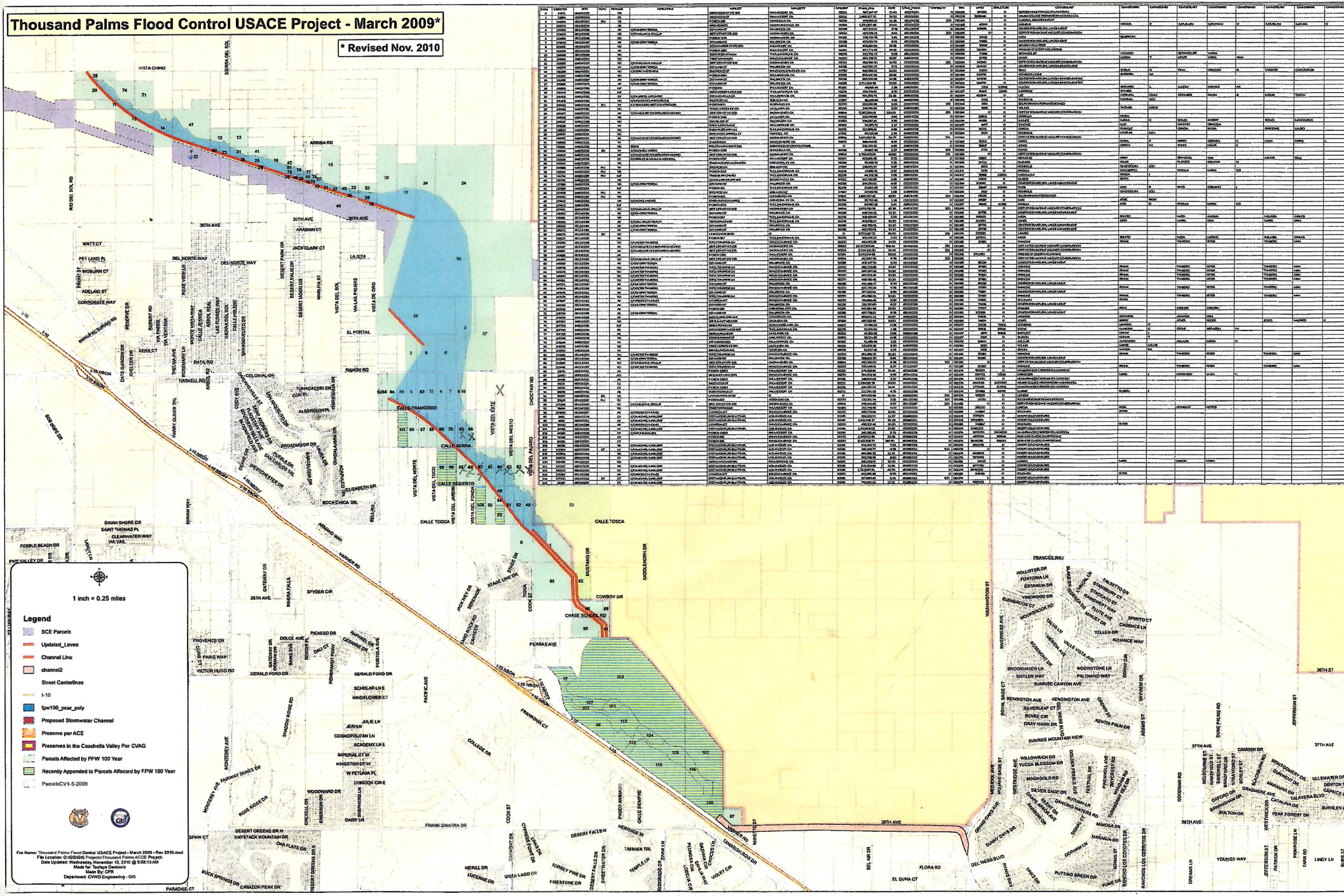
Legend	
	Project Boundary
	Planning Area Boundary

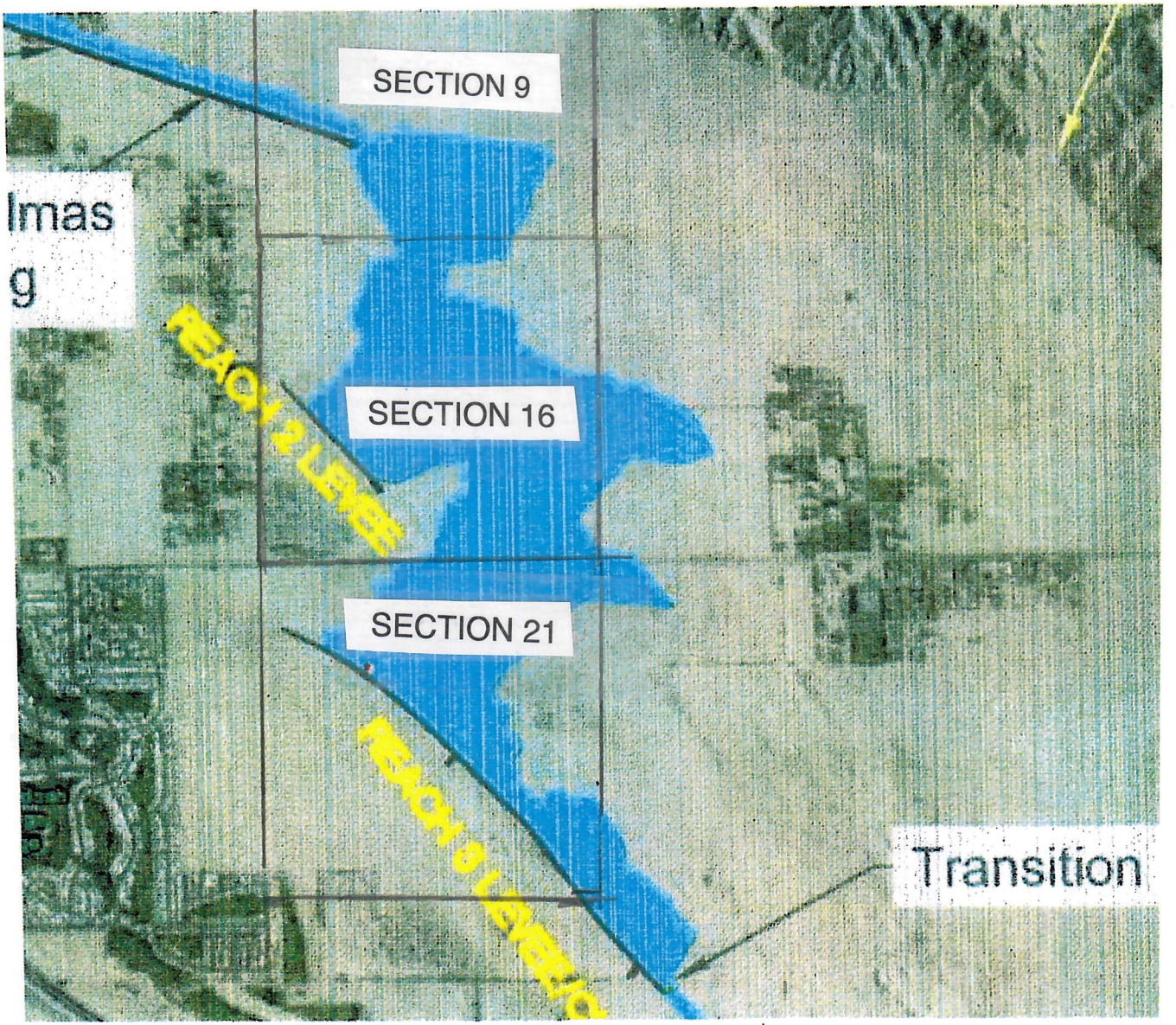
Color Code	Planning Area	Density DU./AC.	Land Use Description	Land Area (Acres)
	PA 1	N/A	Open Space Recreation	237.1 AC.
	PA 2	N/A	Open Space Recreation	6.1 AC.
	PA 3	N/A	Commercial Tourist	19.8 AC.
	PA 4	15-30	Mixed Use	59.7 AC.
	PA 5	4-18	Mixed Use	10.0 AC.
	PA 6	14-20	Very High Density Residential	12.3 AC.
	PA 7	N/A	Mixed Use	35.3 AC.
	PA 8	4-18	Mixed Use	11.9 AC.
	PA 9	N/A	Commercial Retail	16.2 AC.
	PA 10	N/A	Commercial Tourist	41.5 AC.
			Total Area	449.9 AC.

Source: MSA Consulting, Inc.

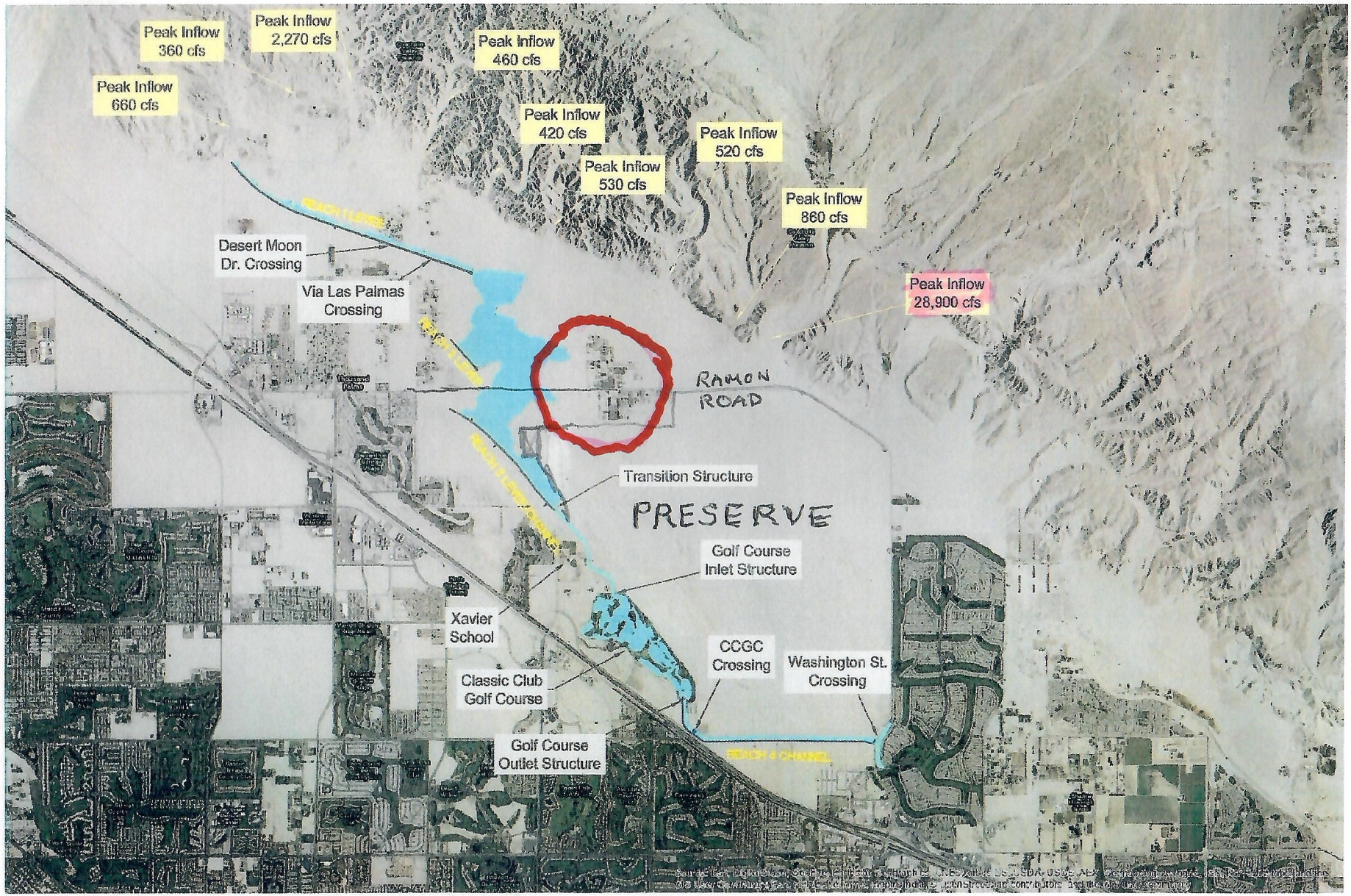
Thousand Palms Flood Control USACE Project - March 2009*

* Revised Nov. 2010


1 inch = 0.25 miles
Legend
SCE Parcels
Updated_Levee
Channel Line
channel2
Street Centerlines
I-10
fpw100_year_poly
Proposed Stormwater Channel
Preserve per ACE
Preserves in the Coachella Valley Per CVAG
Parcels Affected by FPW 100 Year
Recenily Appended to Parcels Affected by FPW 100 Year
ParcelsCV1-5-2009
File Name: Thousand Palms Flood Control USACE Project - March 2009 - Rev 2010.mxd
File Location: O:\GIS\GIS Projects\Thousand Palms ACOE Project\
Date Updated: Wednesday, November 10, 2010 @ 9:58:13 AM
Made for: Teslaye Dominick
Made By: CPR
Department: CVWD Engineering - GIS
VISTA CHINO
ARRIBA RD
30TH AVE
ARABIAN CT
JACK CLARK CT
WATT CT
PET LAND PL
WOBURN CT
DEL NORTE WAY
ADELAID ST
GORGOBATE WAY
LA QUITA
EL PORTAL
CALLE FRANCISCO
CALLE SERRA
CALLE DESIERTO
CALLE TOSCA
RAMON RD
COLONIAL DR
TASKELL RD
BOCA CHICA TRL
DINAH SHORE DR
SAINT THOMAS PL
CLEARWATER WAY
PEBBLE BEACH DR
PINE VALLEY DR
I-10 WBOUND
I-10 EBOUND
ARNOLD WAY
VARNER RD
GATEWAY DR
35TH AVE
SPYDER CIR
PROVENCE DR
PARIS WAY
VICTOR HUGO RD
GERALD FORD DR
SCHOLAR LN E
WINDFLOWER CT
JERLIN
COSMOPOLITAN LN
ACADEMY LN E
IMPERIAL CT W
KINGSTON CT W
W PETUNIA PL
CHINOOK CIR E
WOODWARD DR
DAISY LN
DESERT GREENS DR N
HAYSTACK MOUNTAIN DR
OWL FLATS DR
SPAW CT
BUCK SPRINGS DR
CARIZON PEAK DR
PARADISE CT
DESERT GREENS DR E
MONTEREY AVE
FAIRWAY DINES DR
MONTEREY LN
ROSE RIDGE DR
SHADOW ROSE RD
DRESDEN DR
SHERIDAN DR
SHERBROOKE LN
COLLEGE DR
PACIFIC AVE
FRANCHOMA CT
FRANK SINATRA DR
COOK ST
DESERT FALLS N
DESERT FALLS PKWY
HERITAGE W
TANNIKA TRL
TEMPLE LN
PASEO ANADO
CALLE SEMPRE
TORREY PINE DR
FIRESTONE DR
SWEETWATER DR
MERRIL DR
LUCERNE DR
VISTA LAGO DR
RANCHO LOS COYOTES DR
RANCHO LOS CERRITOS DR
BEL AIR DR
FLORA RD
EL DUNA CT
PUTTING GREEN DR
DEL WEBB BLVD
SUNNY DAYS DR
MIMOSA DR
HARMONIA DR
GORMAN LN
ADAMS ST
SPANISH TRAIL
SILVER SAGE DR
GOLDEN AGATE DR
TANCHO WATERS DR
TOURMALINE DR
SPANISH TRAIL LN
PALMA VISTA DR
CALLE JESSICA
LAS FLORES WAY
CALLE HIGUERA
SIERRA DEL SOL
SHANNON OAKS DR
DATE GARDEN DR
SHELTER DR
SENA CT
RADIL RD
ROSEMARY LN
THELMA AVE
MARY OLIVER TRL
ROBERT RD
VIA VENTANA
VIA PARRA
ROSE VIEW LN
RESERVE DR
MAIN ENCAMPMENT RD
RIO DEL SOL RD
SIERRA DEL SOL
DESERT PARK DR
DESERT PALMS DR
DESERT MOON DR
MARLITA ST
VISTA DEL SOL
VILLAS PALMAS
VISTA DE ORO
CHIOTAW RD
VISTA DEL ESTE
VISTA DEL MESTO
VISTA DEL PASEO
VISTA DEL NORTE
VISTA DEL TODO
VISTA DEL PARQUE
VISTA DEL FONDO
TUMACACORI DR
OJAI PL
ALGONQUIN PL
CHEROKEE ST
SAN MARINO DR
SAN MARCOS DR
SAN CLEMENTE DR
SAN GABRIEL DR
SAN JACINTO DR
SAN LUIS REY DR
CODY AVE
BROADMOOR DR
LAMAR DR
GUADALAJARA DR
ALCALA DR
ELIZABETH DR
WESTCHESTER DR
SANTA BARBARA DR
OXFORD DR
LAMBERT DR
ANASTASIA DR
SADDLEHORN DR
STAGE LINE DR
STAGE DR
JACKASS DR
SERENADE
SAND ROCK DR
CANYON
COCK ST
TODA
CHASE SCHOOL RD
COWBOY DR
PERRAS AVE
WASHINGTON ST
FRANCES WAY
HOLLISTER DR
FOSTORIA LN
ESTANCIA DR
VINEWOOD DR
ELENBROOK CT
MOORHOOK RD
FALSETTO DR
STRADIVARIUS CT
STRADIVARIUS WAY
FLUTE AVE
SPIRITO CT
CADENCE LN
YELLEN DR
ALLIANCE WAY
ROSEMONT DR
VALLE VISTA AVE
VALLE VISTA DR
MOONSTONE LN
PALOMINO WAY
BROOKHAVEN LN
KISTLER WAY
SUNRISE CANYON AVE
KENSINGTON AVE
SILVERLEAF CT
BOWIE CIR
GRAY HAWK DR
SUNRISE MOUNTAIN VIEW
KENTIA PALM DR
ROYAL SAGE CT
WILLOWRICH DR
YUCCA BLOSSOM DR
MOONGOLD RD
WESTRIDGE AVE
SILVER SAGE DR
GOLDEN AGATE DR
TANCHO WATERS DR
TOURMALINE DR
PASEO ANADO
CALLE SEMPRE
HERITAGE W
TANNIKA TRL
TEMPLE LN
RODRIGO DR
ZORA LN
PALOMINO CIR
GARDEN CROSSING LN
VIOLET DR
LOCKE CT
DESERT FALLS PKWY
SWEETWATER DR
TORREY PINE DR
FIRESTONE


SECTION 9
Imas
g
SECTION 16
SECTION 21
Transition

Thousand Palms Flood Control Project



Recirculated Final Coachella Valley Multiple Species Habitat Conservation Plan
and
Natural Community Conservation Plan

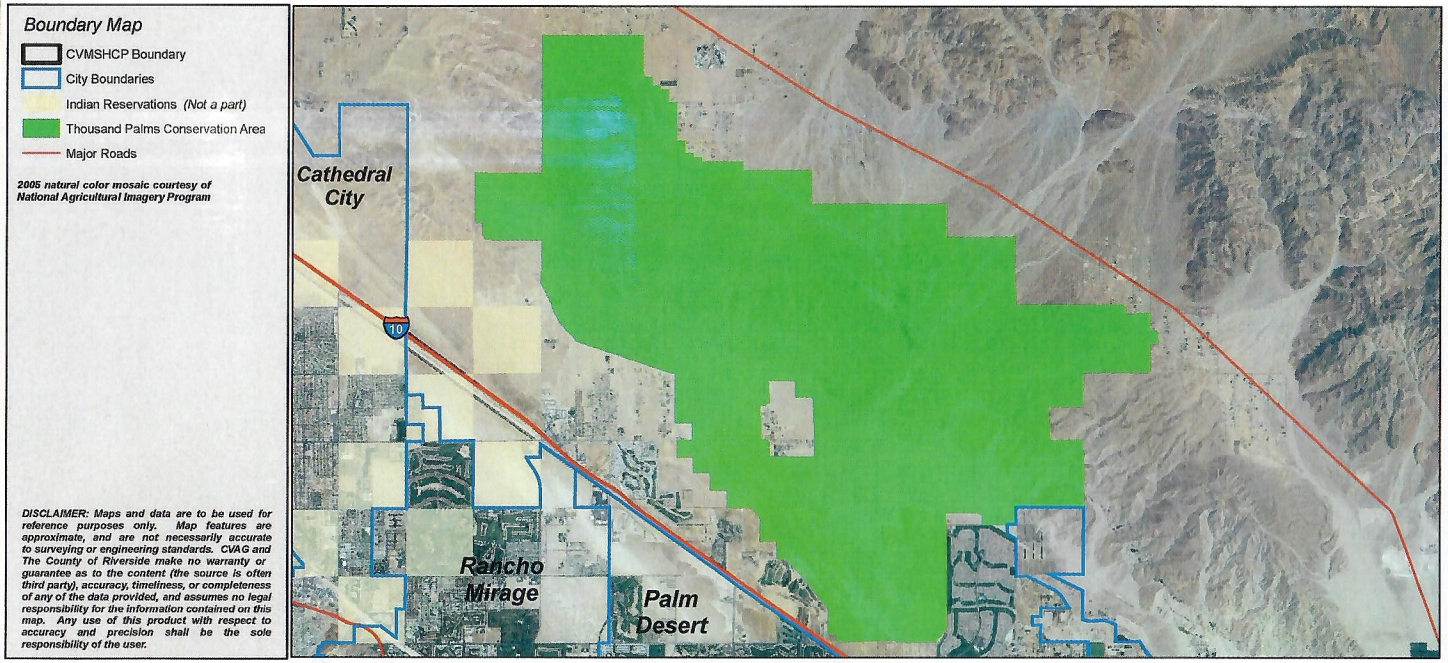


Figure 4-16a: Thousand Palms Conservation Area

Figure 4-16a

31 x 2 = 62

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: July 29, 2025

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department (BOS Date 08-26-25)

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 & Engineer: Armando Magana c/o Maestro Engineering – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Existing Land Use: Rural Residential (R:RR) Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314. – District 4. [Applicant Fees 100%]

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 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, August 26, 2025 at 10:00 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. 240003.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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. The General Plan Amendment is located on APN: 651-080-003. This proposed project is located: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road 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. GPA240003 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240003 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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: August 5, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL COMPONENTE FUNDAMENTAL DE LA ENMIENDA DEL PLAN GENERAL N.º 240003 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que una audiencia pública en la que se escuchará a todas las personas interesadas se celebrará ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 A.M.**, o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación del Componente Fundamental de la Enmienda del Plan General N.º 240003**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240003 para cambiar el Componente de Fundamentos del Plan General de una (1) parcela de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Residencial de Muy Baja Densidad (CD:VLDR), para permitir la presentación de una solicitud de subdivisión de 10 lotes. Cada lote tendrá una superficie de entre 1,81 y 1,98 acres. Las viviendas unifamiliares contarán con planos de tres o cuatro dormitorios e incluirán un garaje cerrado para dos coches. Si la Junta de Supervisores aprueba la propuesta GPA240003, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en la APN: 651-080-003. Este proyecto propuesto está ubicado: al norte de la Avenida Esparza, al este de Shadow Mountain Lane, generalmente al sur de Tchoupitoulas Lane y al oeste de Thousand Palms Canyon Road, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** recomendar el inicio de la Enmienda al Plan General No. GPA240003 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda al Plan General No. GPA240003 y que exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR, CONTACTE EL PLANIFICADOR DE PROYECTOS, JOSÉ MERLÁN EN (951) 955-0314 O POR CORREO ELECTRÓNICO JMERLAN@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o bien podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los tendrá en cuenta, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted o alguien más haya planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Téngase en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. Por consiguiente, las designaciones, las normas de construcción, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de una manera distinta a la propuesta específicamente.

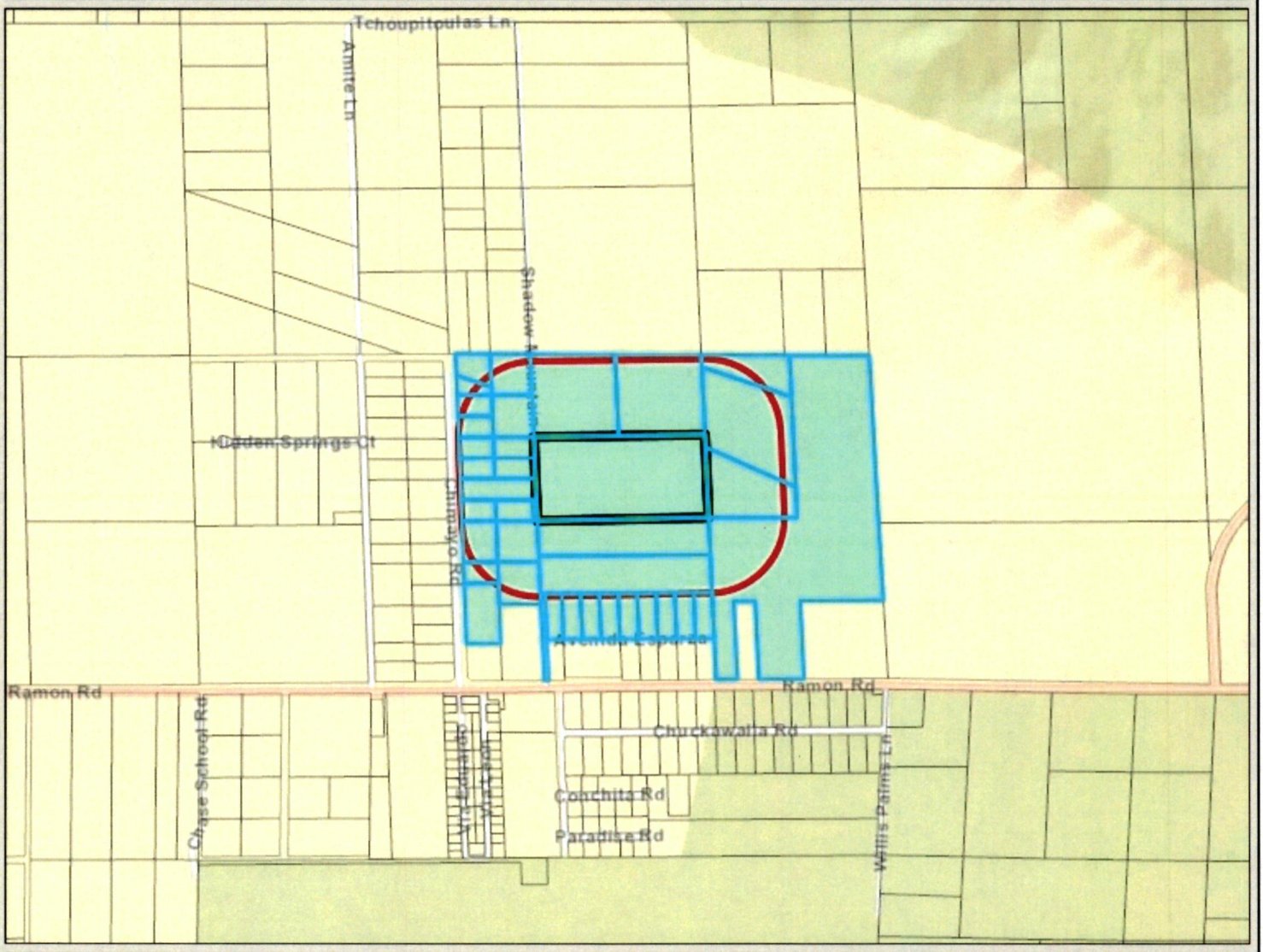
Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita alguna adaptación razonable, póngase en contacto con el Secretario de la Junta de Supervisores en el (951) 955-1069.
Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o por correo electrónico cob@rivco.org.

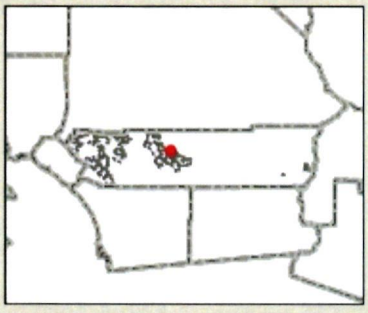
Fecha: 5 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

Riverside County GIS Mailing Labels

GPA240003





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/25/2025 2:11:06 PM

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL COMPONENTE FUNDAMENTAL DE LA ENMIENDA DEL PLAN GENERAL N.º 240003 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que una audiencia pública en la que se escuchará a todas las personas interesadas se celebrará ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 A.M.**, o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación del Componente Fundamental de la Enmienda del Plan General N.º 240003**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240003 para cambiar el Componente de Fundamentos del Plan General de una (1) parcela de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Residencial de Muy Baja Densidad (CD:VLDR), para permitir la presentación de una solicitud de subdivisión de 10 lotes. Cada lote tendrá una superficie de entre 1,81 y 1,98 acres. Las viviendas unifamiliares contarán con planos de tres o cuatro dormitorios e incluirán un garaje cerrado para dos coches. Si la Junta de Supervisores aprueba la propuesta GPA240003, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en la APN: 651-080-003. Este proyecto propuesto está ubicado: al norte de la Avenida Esparza, al este de Shadow Mountain Lane, generalmente al sur de Tchoupitoulas Lane y al oeste de Thousand Palms Canyon Road, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** recomendar el inicio de la Enmienda al Plan General No. GPA240003 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda al Plan General No. GPA240003 y que exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR, CONTACTE EL PLANIFICADOR DE PROYECTOS, JOSÉ MERLÁN EN (951) 955-0314 O POR CORREO ELECTRÓNICO JMERLAN@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o bien podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los tendrá en cuenta, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted o alguien más haya planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Téngase en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. Por consiguiente, las designaciones, las normas de construcción, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de una manera distinta a la propuesta específicamente.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita alguna adaptación razonable, póngase en contacto con el Secretario de la Junta de Supervisores en el (951) 955-1069.
Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o por correo electrónico cob@rivco.org.

Fecha: 5 de agosto de 2025

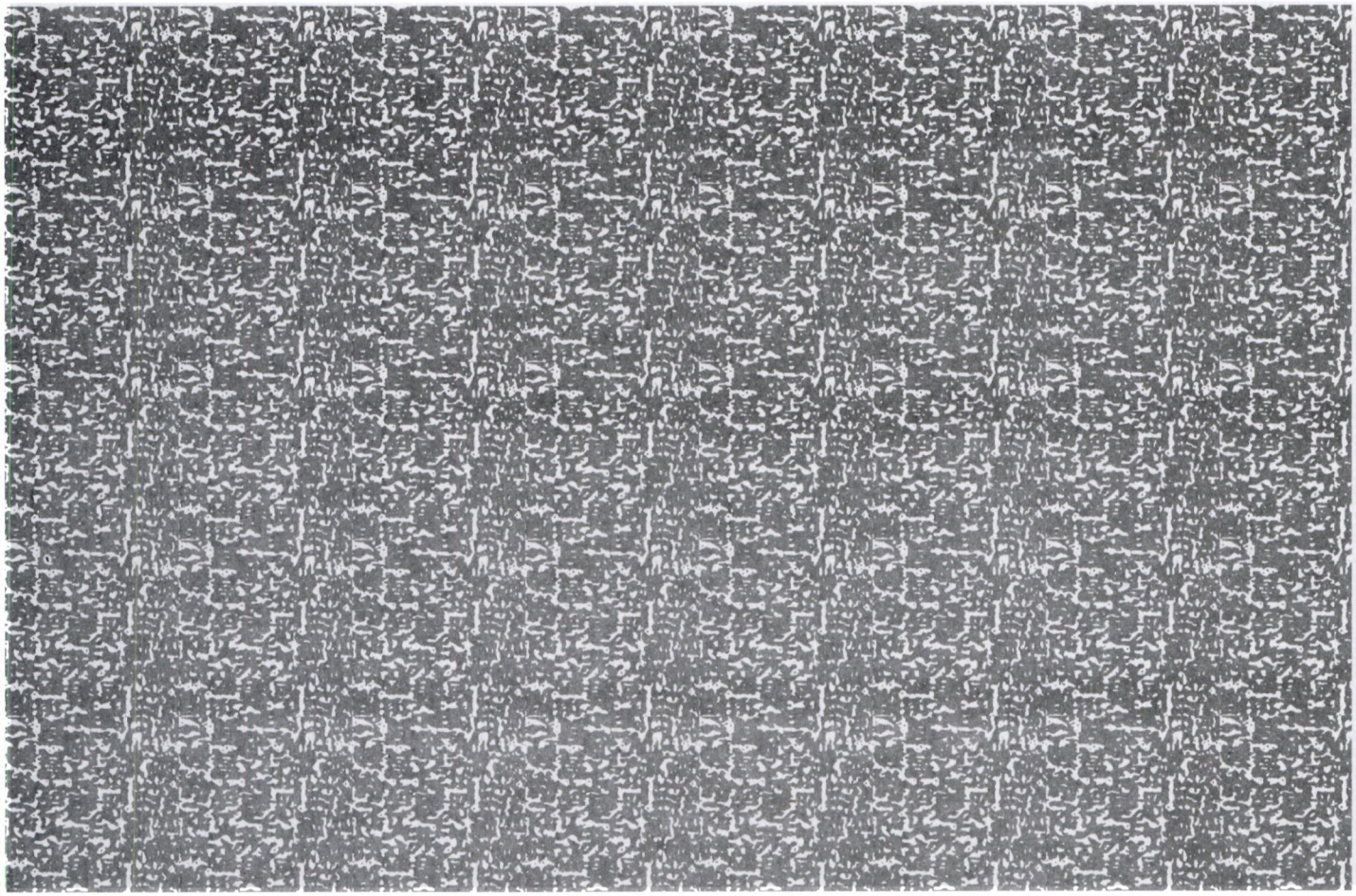
Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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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. 240003 IN THE FOURTH SUPERVISORIAL DISTRICT

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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. GPA240003 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240003 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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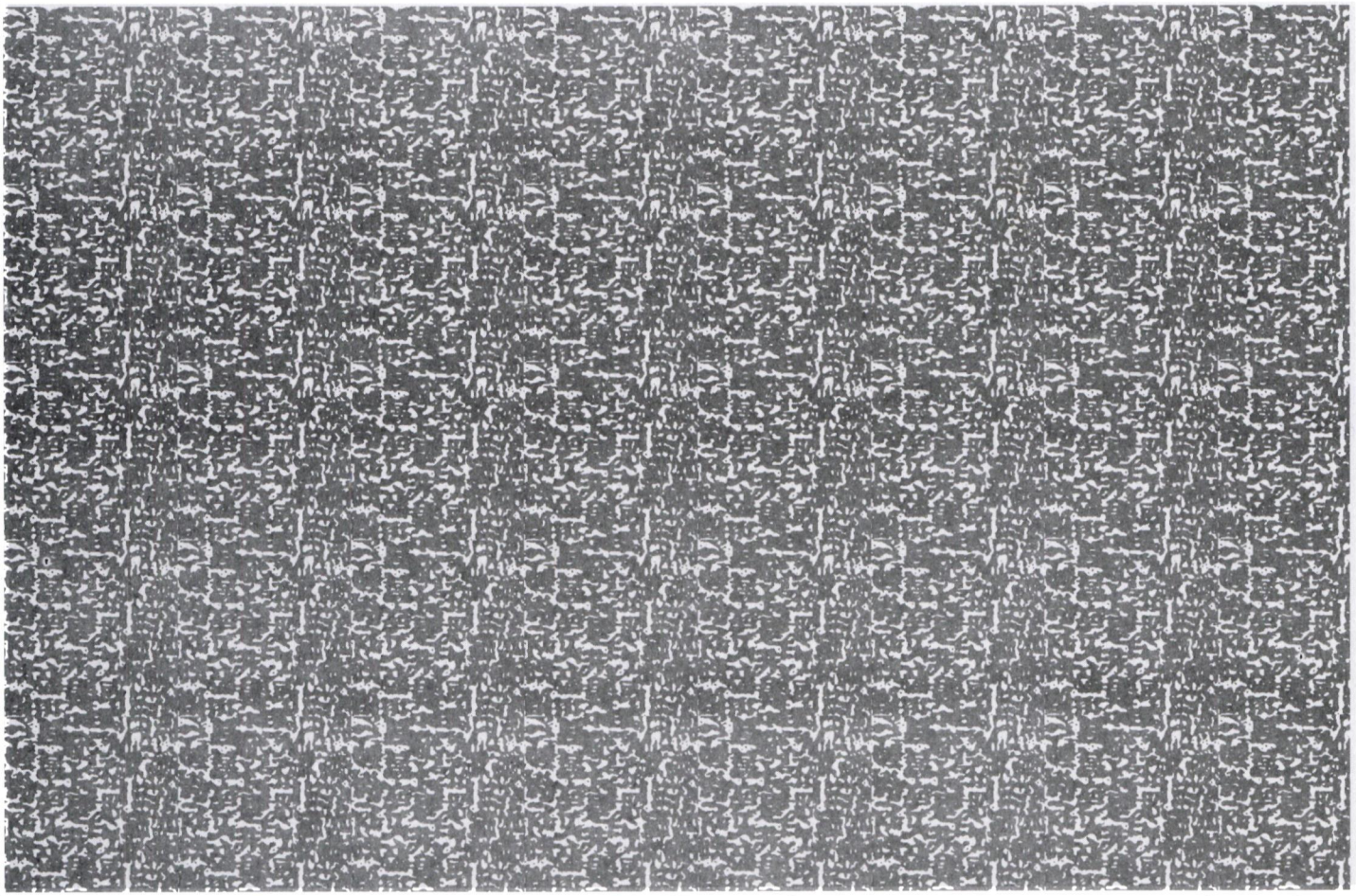
Dated: August 5, 2025

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

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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. 240003 IN THE FOURTH SUPERVISORIAL DISTRICT

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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. GPA240003 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240003 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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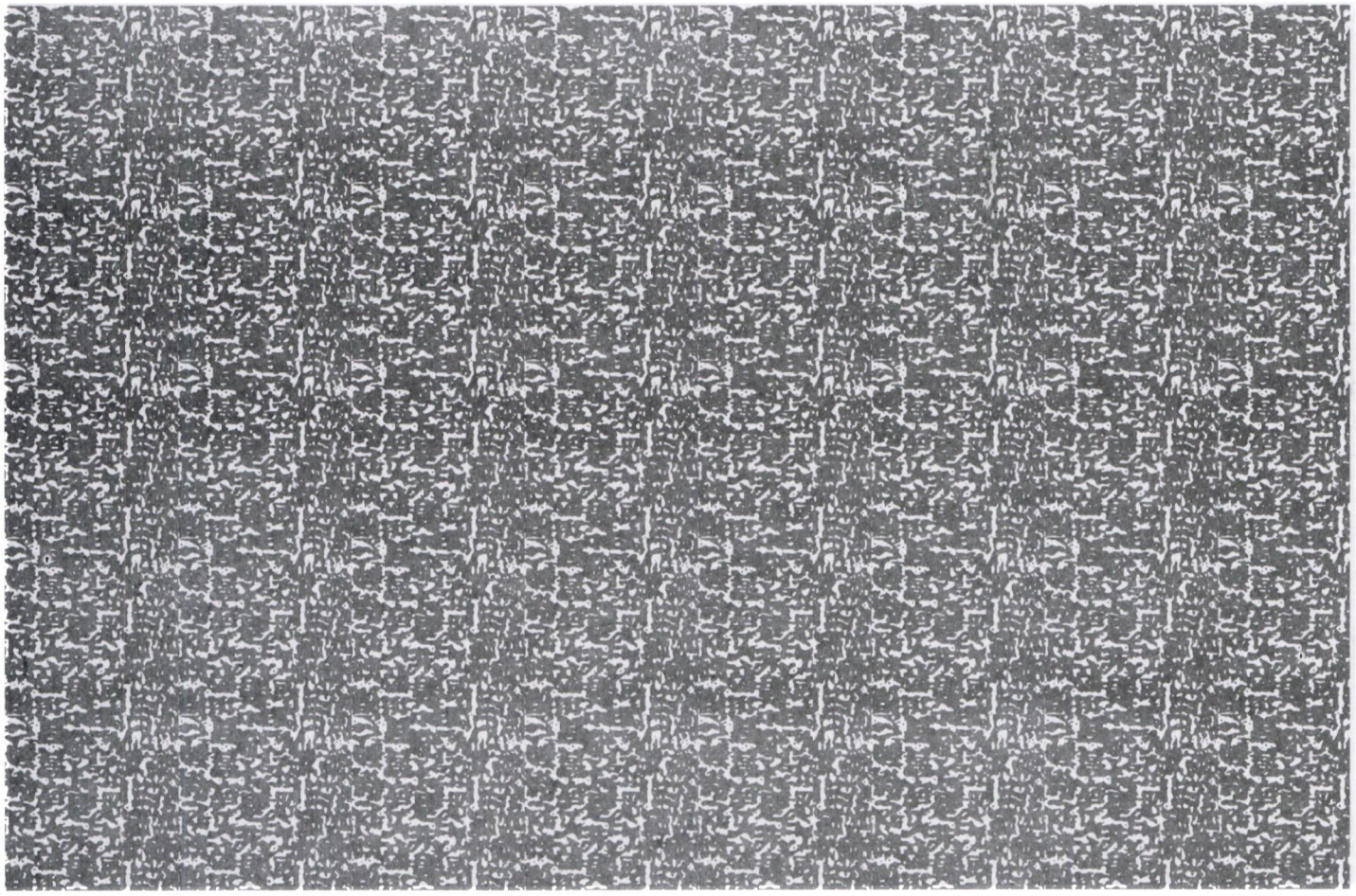
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Dated: August 5, 2025

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

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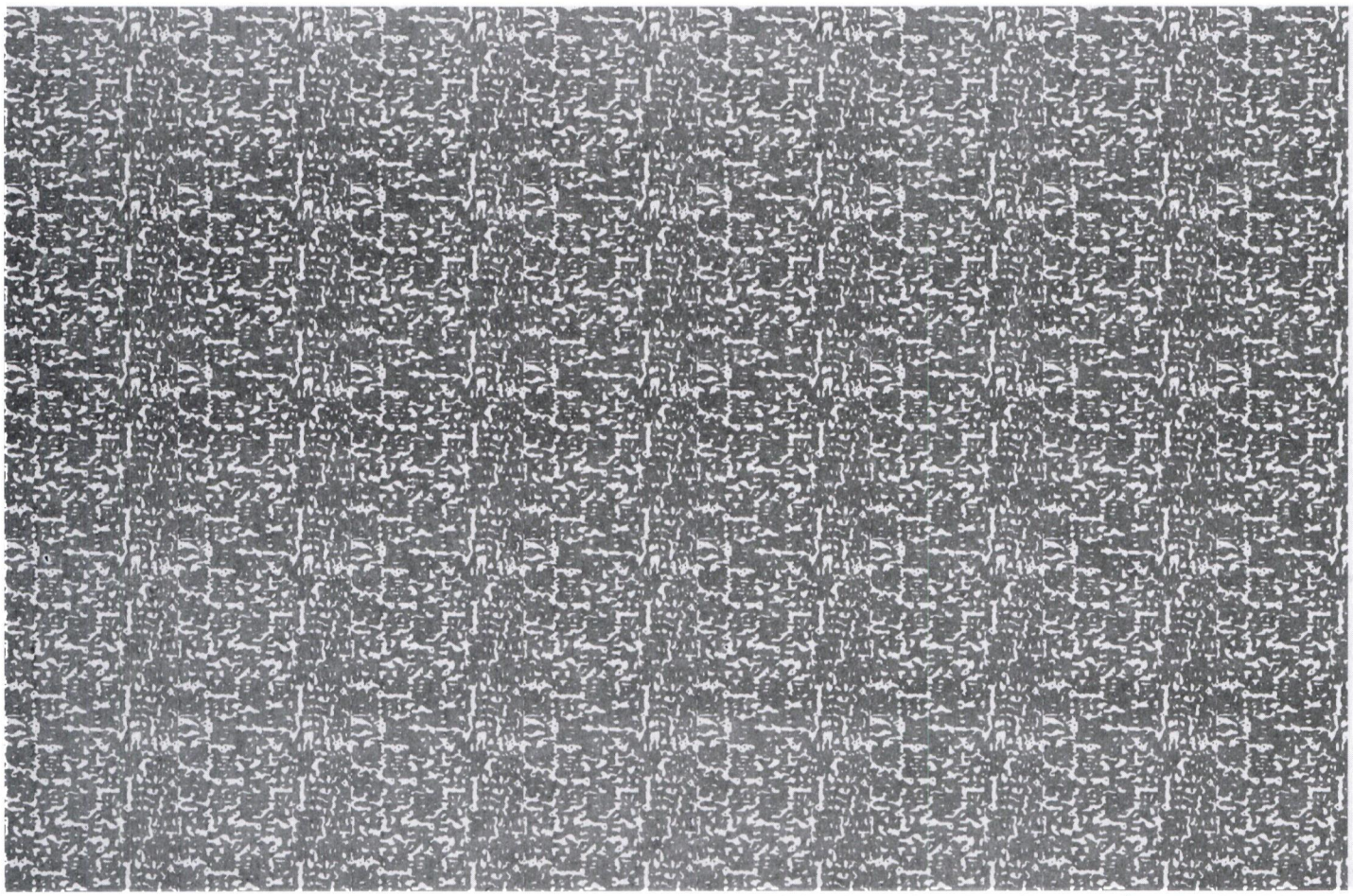
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Dated: August 5, 2025

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

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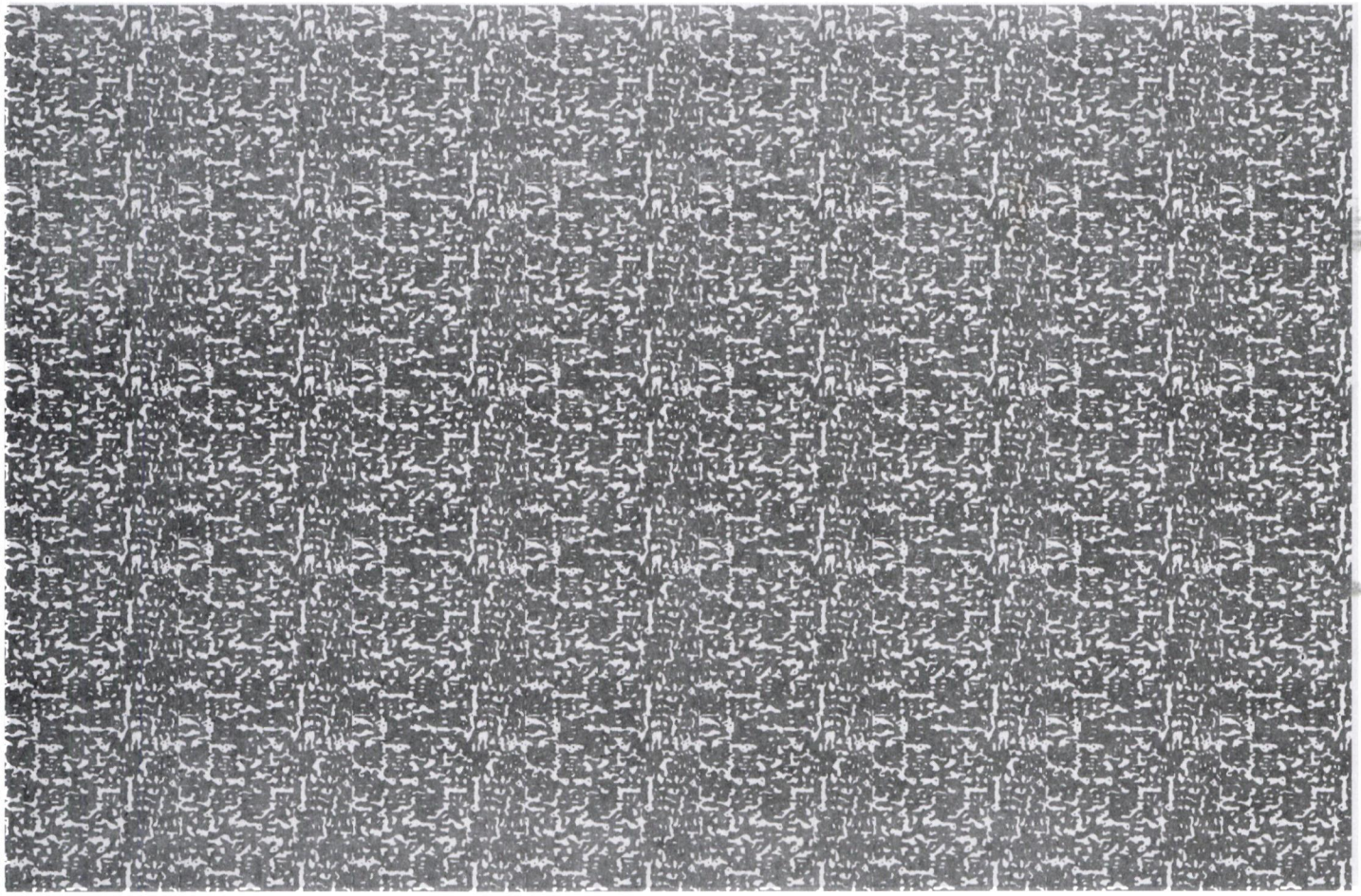
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Dated: August 5, 2025

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 DEL COMPONENTE FUNDAMENTAL DE LA ENMIENDA DEL PLAN GENERAL N.º 240003 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que una audiencia pública en la que se escuchará a todas las personas interesadas se celebrará ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 A.M.**, o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación del Componente Fundamental de la Enmienda del Plan General N.º 240003**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240003 para cambiar el Componente de Fundamentos del Plan General de una (1) parcela de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Residencial de Muy Baja Densidad (CD:VLDR), para permitir la presentación de una solicitud de subdivisión de 10 lotes. Cada lote tendrá una superficie de entre 1,81 y 1,98 acres. Las viviendas unifamiliares contarán con planos de tres o cuatro dormitorios e incluirán un garaje cerrado para dos coches. Si la Junta de Supervisores aprueba la propuesta GPA240003, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en la APN: 651-080-003. Este proyecto propuesto está ubicado: al norte de la Avenida Esparza, al este de Shadow Mountain Lane, generalmente al sur de Tchoupitoulas Lane y al oeste de Thousand Palms Canyon Road, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** recomendar el inicio de la Enmienda al Plan General No. GPA240003 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda al Plan General No. GPA240003 y que exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR, CONTACTE EL PLANIFICADOR DE PROYECTOS, JOSÉ MERLÁN EN (951) 955-0314 O POR CORREO ELECTRÓNICO JMERLAN@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o bien podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los tendrá en cuenta, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted o alguien más haya planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Téngase en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. Por consiguiente, las designaciones, las normas de construcción, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de una manera distinta a la propuesta específicamente.

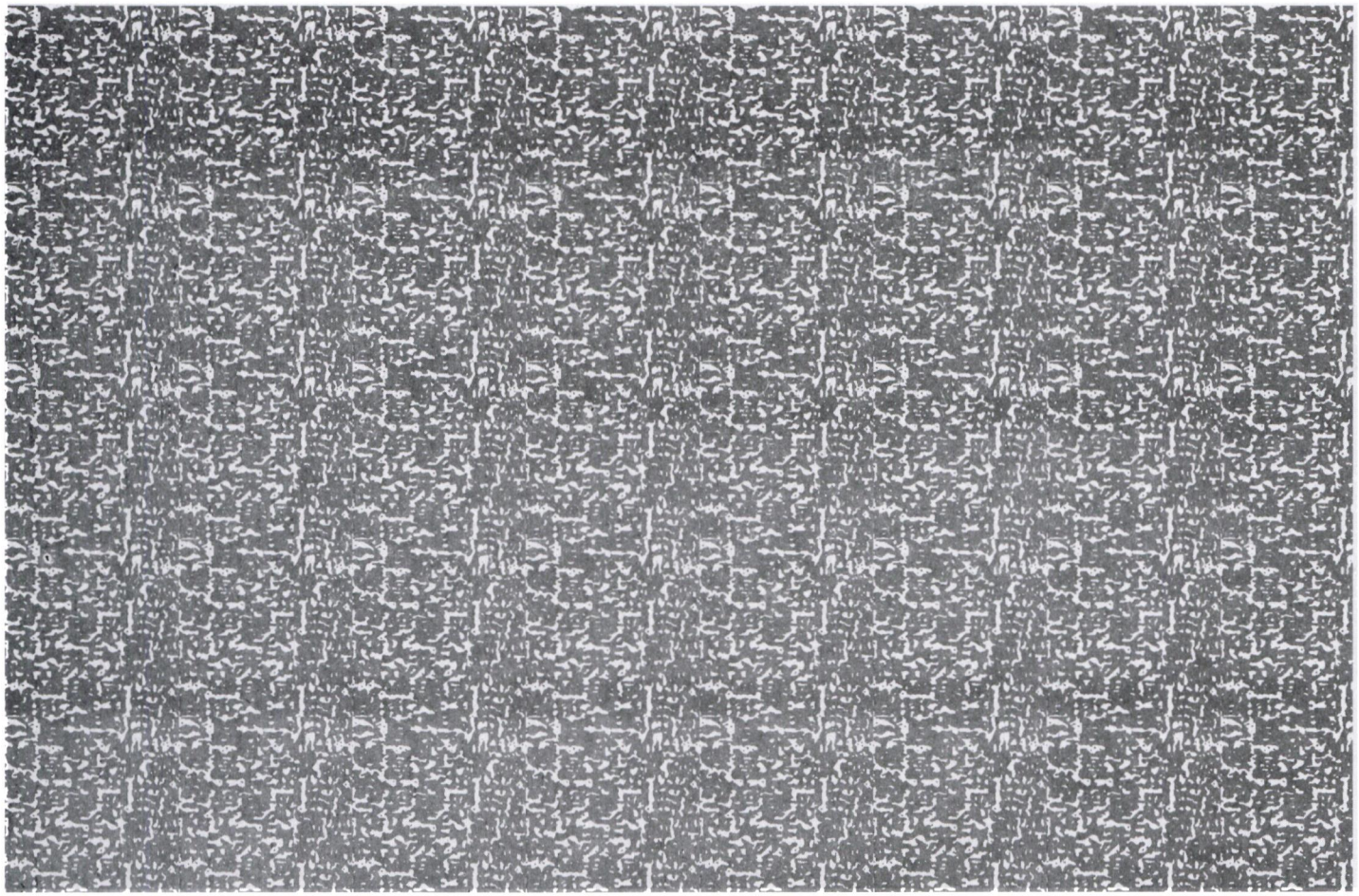
Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita alguna adaptación razonable, póngase en contacto con el Secretario de la Junta de Supervisores en el (951) 955-1069.
Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o por correo electrónico cob@rivco.org.

Fecha: 5 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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CICOGNA FAMILY DECLARATION OF TRUST
DTD 6/24/2020
75554 AVENIDA ESPARZA
THOUSAND PALMS CA 92276

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL COMPONENTE FUNDAMENTAL DE LA ENMIENDA DEL PLAN GENERAL N.° 240003 EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que una audiencia pública en la que se escuchará a todas las personas interesadas se celebrará ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 A.M.**, o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación del Componente Fundamental de la Enmienda del Plan General N.° 240003**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240003 para cambiar el Componente de Fundamentos del Plan General de una (1) parcela de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Residencial de Muy Baja Densidad (CD:VLDR), para permitir la presentación de una solicitud de subdivisión de 10 lotes. Cada lote tendrá una superficie de entre 1,81 y 1,98 acres. Las viviendas unifamiliares contarán con planos de tres o cuatro dormitorios e incluirán un garaje cerrado para dos coches. Si la Junta de Supervisores aprueba la propuesta GPA240003, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en la APN: 651-080-003. Este proyecto propuesto está ubicado: al norte de la Avenida Esparza, al este de Shadow Mountain Lane, generalmente al sur de Tchoupitoulas Lane y al oeste de Thousand Palms Canyon Road, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** recomendar el inicio de la Enmienda al Plan General No. GPA240003 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda al Plan General No. GPA240003 y que exija al solicitante que presente al Condado un proyecto en un plazo de 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR, CONTACTE EL PLANIFICADOR DE PROYECTOS, JOSÉ MERLÁN EN (951) 955-0314 O POR CORREO ELECTRÓNICO JMERLAN@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o bien podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los tendrá en cuenta, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

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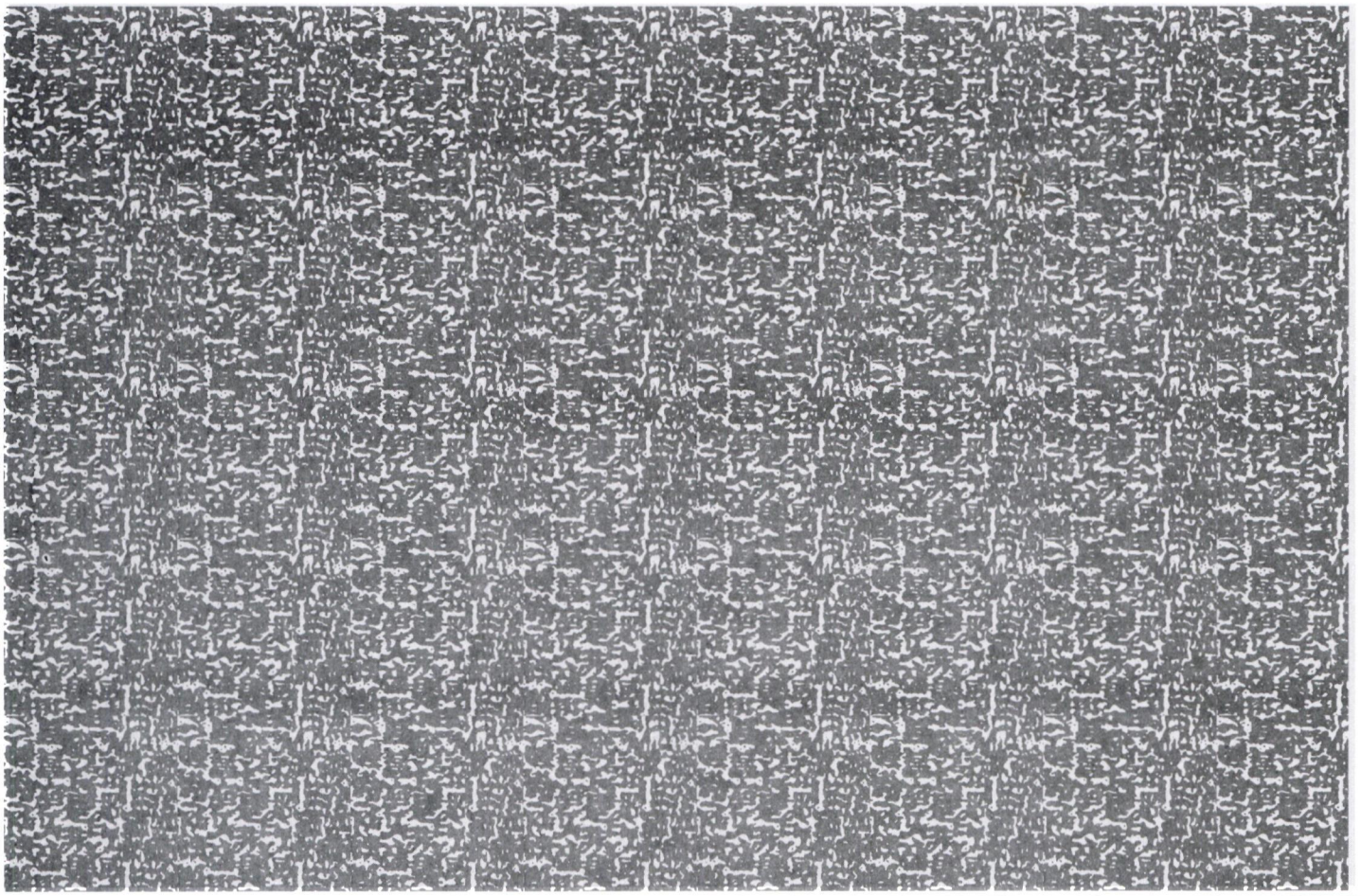
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Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o por correo electrónico cob@rivco.org.

Fecha: 5 de agosto de 2025

Kimberly A. Rector, secretaria de juntas
By: Naomy Sicra, Asistente de secretaria de la juntas

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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. 240003 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, August 26, 2025 at 10:00 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. 240003.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each lot will range from 1.81 to 1.98 acres. The single-family residences will feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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. The General Plan Amendment is located on APN: 651-080-003. This proposed project is located: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road 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. GPA240003 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240003 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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.

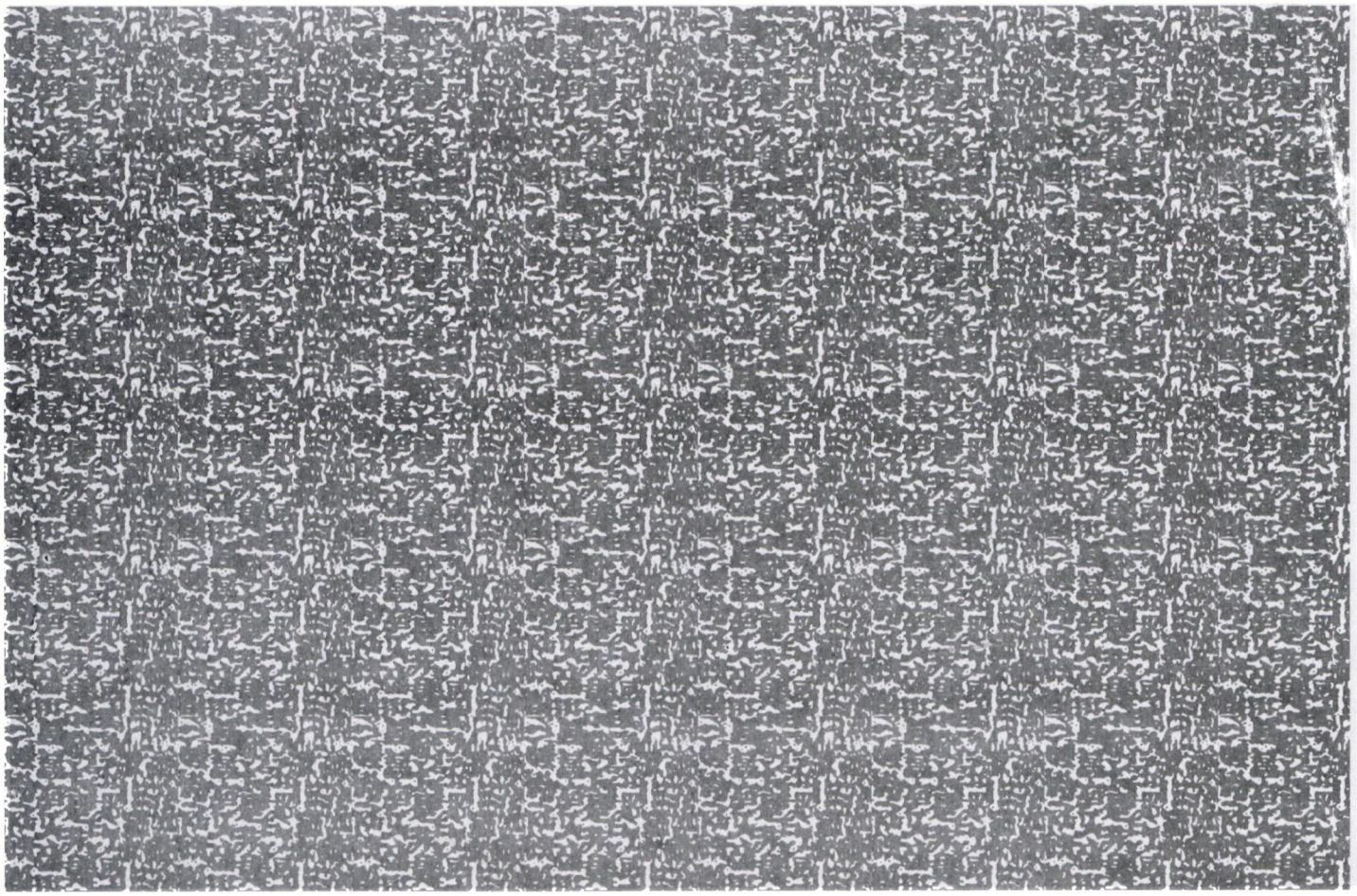
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 5, 2025

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

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FOR

Online

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Armando Magana w/project available for presentation if needed

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

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

_____**Support** _____**Oppose** _____**Neutral**

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

_____**Support** _____**Oppose** _____**Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

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

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

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

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

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

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

Flores, Kate

From: Acquia Mail
Sent: Monday, August 25, 2025 2:38 PM
To: armandomaga@gmail.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250826.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on August 25, 2025

Submitted values are:

First Name
ARMANDO

Last Name
MAGANA

Address (Street, City and Zip)
17380 June Road

Phone
7605781312

Email
armandomaga@gmail.com

Agenda Date
08/26/2025

Agenda Item # or Public Comment
22.1

State your position below

22.1

Support

Do you need a Spanish translator?
No

Comments
My name is Armando Magana. I am the Civil Engineer/Land Surveyor for the project. I will be attending by Zoom and will be available to do a brief presentation of the project if needed using a power point presentation used on two previous meetings. 760-578-1312