

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



ITEM: 22.1
(ID # 28823)

MEETING DATE:

Tuesday, November 18, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Applicant: Bill Deane – Engineer / Representative: Benjamin Egan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R: RR) – Location: north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane – APNs: 651-162-038 & -045 – 15.12 Gross Acres – Not a Project under CEQA - District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend initiation of **FOUNDATION COMPONENT GENERAL PLAN NO. 240032 (FC-GPA240032)**; and
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN NO. 240032 (FC-GPA240032)** and requiring the applicant to submit to the County the implementing project within 6 months.


ACTION:Policy

 John Hildebrand, Planning Director 11/19/2025  Rania Odenbaugh, TLMA Director 11/12/2025

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. 240032 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: November 18, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles; first starting in 2008 and continuing to 2016 and 2024. The 2024 FC-GPA cycle began in February 2024 through April 2024. All property owners and applicants wanting to change their Foundation Components needed to submit their intent 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 (GPA240032) 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

The original applicant proposal that was considered in the General Plan Advisory Committee and the Planning Commission was for a change from Rural: Rural Residential (R: RR) land use designation to Community Development: Medium Density Residential (CD: MDR) land use designation. After presentation of the project proposal to the Planning Commission, the applicant submitted a change to the proposal removing the request for CD: MDR and substituting it for a less intense request of Rural Community: Low Density Residential (RC: LDR).

As a result, GPA240032 request is now a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR) to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired.

Proposed Future Land Use

The proposed Rural Community (RC) Foundation encompasses many underlying land use designations. The proposed Low Density Residential (RC: LDR) land use designation is intended to allow for Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.

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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 No. 348, were mailed to property owners within 300 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings, while notices were mailed to property owners within 600 feet of the project site for the Board of Supervisor public hearing.

No comments have been received as of the writing this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240032 was held before the General Plan Advisory Committee on June 30, 2025. One (1) comment was 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 one (1) member of the public provided public testimony.

The comment received was against the initiation of a General Plan Amendment, and a few highlighted concerns included: the harmful loss of rural values, character, and lifestyle, light and noise pollution, declining property values, increased traffic congestion, and the long-term desirability of the area.

The Committee discussed the project. One GPAC member asked the representative a question regarding the surrounding lot sizes. The final result of the Committee's discussion of the initiation is provided below.

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

Planning Commission Public Hearing

A duly noticed public hearing to discuss FC-GPA240032 was held before the Planning Commission on August 6, 2025. One (1) comment was received by staff and provided to the Planning Commission in opposition to the FC-GPA240032. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. One (1) member of the public provided public testimony.

Of the public comments received, all were against initiation of the General Plan Amendment. Comments against the initiation for the GPA cited preservation of the rural character of the community, decline in property values, increase traffic, and safety.

The Commission discussed the applicant's proposal to change the land use designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). Staff and the applicant noted that the intent was to revive a previously approved, but now expired, 26-lot subdivision (Tentative Tract Map) and maintain the previous lot configuration of

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½ acre minimum lots. This led the Commissioners to question if it would be more feasible for the applicant to pursue the change as Rural Community: Low Density Residential (RC: LDR) instead.

Further deliberation by the Planning Commissioners cited several factors that would need consideration, including: the applicant's compliance with new Conditions of Approval, the impact on the area's Environmental Justice Community, new building and grading permits, and the limitations of the properties. If these requirements and considerations were met, the Commissioners indicated they would support the change, provided it was to RC: LDR land use designation. After a quick deliberation and in agreement with the applicant, the Planning Commissioners supported the proposed change, as long as it was presented and noticed to the Board of Supervisors as a change to Rural Community: Low Density Residential (RC: LDR).

After discussion, the Commission closed the public hearing. The results of the Commission's vote on a motion to recommend approval are provided below:

Support: 1st, 2nd, 3rd, and 4th Districts

Against:

Neutral:

Not Present: 5th Districts

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

Any potential impacts will be analyzed once Foundation Component General Plan Amendment (GPA240032) is initiated and a corresponding implementing project is submitted to the County of Riverside within six (6) months of initiation by the Board of Supervisors. This would include, but not limited to, plans for a proposed project, documents, reports, and studies to support a CEQA determination for project to be reviewed by the County. Once reviewed by Staff; said project entitlement, including the GPA, would be noticed for a public hearing before a Director's Hearing, Planning Commission, and ultimately the Board of Supervisors for determination.

ADDITIONAL FISCAL INFORMATION

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

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 – PC Hearing Package


Jason Farin, Principal Policy Analyst 11/12/2025

651161002
JOSE FRANCO SOTO
75635 RAMON RD
THOUSAND PALMS CA 92276

651161003
DAVID P. DUNLAP
12070 NE 68TH ST
BONDURANT IA 50035

651161005
DESI GONZALEZ
75695 RAMON RD
THOUSAND PALMS CA 92276

651161006
SDR ESTATE LLC
PO BOX 518
THOUSAND PALMS CA 92276

651161007
RICHARD NUNEZ MORENO
75735 RAMON RD
THOUSAND PALMS CA 92276

651161008
MIGUEL A INZUNZA MEZA
75751 RAMON RD
THOUSAND PALMS CA 92276

651161009
WILLIAM DAVID HORTON
75705 CHUCKAWALLA RD
THOUSAND PALMS CA 92276

651161010
MIGUEL ALBERTO LOPEZ
28145 AVENIDA MARAVILLA
CATHEDRAL CY CA 92234

651161011
JESSICA A. ALBERT
43425 CROISETTE CT
LA QUINTA CA 92253

651161013
GRANDMARK DESERT PROP
515 VISTA BONITA
PALM DESERT CA 92260

651161014
DAVID ANDERSON
75865 E RAMON RD
THOUSAND PALMS CA 92276

651161015
ISRAEL ESMERALDA
P O BOX 297
THOUSAND PALMS CA 92276

651161016
SYLVIA CASTILLO
37408 BRADFORD DR
INDIO CA 92203

651161018
THERESIA KOHL LOVELAND
75895 RAMON RD
THOUSAND PALMS CA 92276

651162001
RICHARD E. WARFIELD
77921 GREY WOLF TR
LA QUINTA CA 92253

651162002
SIDRONION DIAZ
P O BOX 755
THOUSAND PLMS CA 92276

651162003
PADILLA JOSE & MARIANNE LIVING TRUST
UTD DTD 08/22/22
PO BOX 674
THOUSAND PALMS CA 92276

651162005
SERAFIN LEON
75651 CHUCKAWALLA RD
THOUSANDPALMS CA 92276

651162006
WILLIAM D. HORTON
P O BOX 284
THOUSAND PALMS CA 92276

651162007
ROBERT JANELLE
PO BOX 6299
LA QUINTA CA 92248

651162008
DANIEL P. SALAZAR
75755 CHUCKAWALLA RD
THOUSAND PALMS CA 92276

651162009
RAMON PEREZ
PO BOX 53
THOUSAND PALMS CA 92276

651162010
JOHN L. DELEON
83212 DILLON AVE
INDIO CA 92201

651162011
DANIEL SALAZAR
75755 CHUCKWALLA RD
THOUSAND PALMS CA 92276

651162012
ENRIQUETA HERAS
75835 CHUCKWALLA RD
THOUSAND PALMS CA 92276

651162013
BRECHTEL PENELOPE ELIZABETH ESTATE
OF
2555 MAPLE DR
HEMET CA 92545

651162014
CHRISTOPHER MARTINEZ
29825 HAPPY VALLEY DR
DESERT HOT SPRINGS CA 92241

651162015
AINSWORTH FAMILY TRUST DATED
5/14/1993
PO BOX 3972
PALM DESERT CA 92261

651162016
LOPEZ MANUEL R & MICKEY M TRUST DTD
09/26/00
68335 CORTA RD
CATHEDRAL CITY CA 92234

651162017
JOHN FIAMENGO
52555 VINO ST
LA QUINTA CA 92253

651162019
GEORGE C. GLOVER
32300 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651162022
FERNANDEZ CRUZ REVOCABLE TRUST
12800 AVENIDA SERENA
DESERT HOT SPRINGS CA 92240

651162023
DAVID ALAN HUNTER
2312 CARDILLO AVE
PALM SPRINGS CA 92262

651162024
CHRISTIAN JOVANNY ARAUJO
75615 CONCHITA RD
THOUSAND PALMS CA 92276

651162025
SHARON C. ONORATI
5200 E WALTON ST
LONG BEACH CA 90815

651162026
ROBERT S. ALCUMBRAC
P O BOX 473
THOUSAND PLMS CA 92276

651162027
MONA LORRAINE PAIZ
P O BOX 134
THOUSAND PALMS CA 92276

651162028
SARA LONGE
PO BOX 371
THOUSAND PALMS CA 92276

651162029
SARA LONGE
32450 SHADOW MOUNTAIN LN
THOUSAND PLMS CA 92276

651162030
SHAWN M. NEVINS
P O BOX 517
THOUSAND PALMS CA 92276

651162033
ANTONIO BURGOS
17557 CALLE DE AMIGOS
MORENO VALLEY CA 92551

651162034
GARY P. DENT
6134 JUMILLA AVE
WOODLAND HILLS CA 91367

651162036
CORRINE M. GUTIERREZ
42215 WASHINGTON ST # A213
PALM DESERT CA 92211

651162037
SHAWN CAVE
PO BOX 212
THOUSAND PALMS CA 92276

651162038
WILLIAM DEANE
P O BOX 5140
BALBOA ISLAND CA 92662

651162040
BRIBIESCA MARIA ELENA TRUST DTD
02/07/24
72751 TORNO PL
INDIO CA 92203

651162044
MONEIM FADALI
2586 ABERDEEN AVE
LOS ANGELES CA 90027

651170003
STATE OF CALIF
1416 NINTH ST #1206-22
SACRAMENTO CA 95814



RIVERSIDE COUNTY PLANNING DEPARTMENT

48 x 2 = 96

John Hildebrand
Planning Director

Hearing Date: November 18, 2025

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Jose Merlan)

MinuteTraq #: 28823

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. – **Fourth Supervisorial District** – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Applicant: Bill Deane – Engineer / Representative: Benjamin Egan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R: RR) – **Location:** north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane – APNs: 651-162-038 & -045 – 15.12 Gross Acres – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314. – District 4. [Applicant Fees 100%]

Planning Commission Date: August 6, 2025 / Commissioner Vote: 1st, 2nd, 3rd and 4th Districts – Support; 5th District - Absent

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

- Place on Administrative Action
 - Receive & File
 - EOT
- 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:
 - (3rd Dist) Press Enterprise
- Place on Consent Calendar
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Notify Property Owners (app/agencies/property owner labels provided)
- Place on Section Initiation Proceeding (GPIP)

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

"Planning Our Future... Preserving Our Past"

22.1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 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, November 18, 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. 240032**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 651-162-038 & -045. This proposed project is located: north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240032 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240032 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: November 3, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA No. 240032 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 18 de Noviembre de 2025 a las 10:00 a. m.** o tan pronto como sea posible después de esa fecha, en la que se escuchará a todas las personas interesadas, para considerar la recomendación de la Comisión de Planificación de aprobar el inicio de la Enmienda al **Plan General del Componente de Cimentación No. 240032**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio de GPA240032 para cambiar el Componente Fundamental del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Comunidad Rural: Residencial de Baja Densidad (RC: LDR), para permitir la presentación de una nueva solicitud de Mapa de Tracto Tentativo (TTM) para una subdivisión de 26 lotes y el desarrollo de 26 viviendas unifamiliares. El permiso de construcción previamente aprobado para el proyecto ha expirado; sin embargo, se realizaron trabajos sustanciales antes del registro final y la expiración del plano, incluyendo la nivelación preliminar de todas las plataformas, la preparación de la subrasante de la calle y la instalación del sistema de agua potable. Si la Junta de Supervisores aprueba la modificación del Plan General (GPA240032), 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, hallazgos y demás requisitos aplicables. La modificación del Plan General se ubica en las parcelas catastrales 651-162-038 y -045. Este proyecto propuesto se ubica al norte de Paradise Road, al este de Shadow Mountain Lane y Conchita Road, al sur de Chuckawalla Road y al oeste de Willis Palms Lane, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.º 240032 y, de ser así, **ADOPTÉ** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JOSE MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A JMERLAN@RIVCO.ORG.

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

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan 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 antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

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

Fecha: 3 de noviembre de 2025

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER: FC-GPA240032

Planning Case APN(s): 615-162-038 and -045

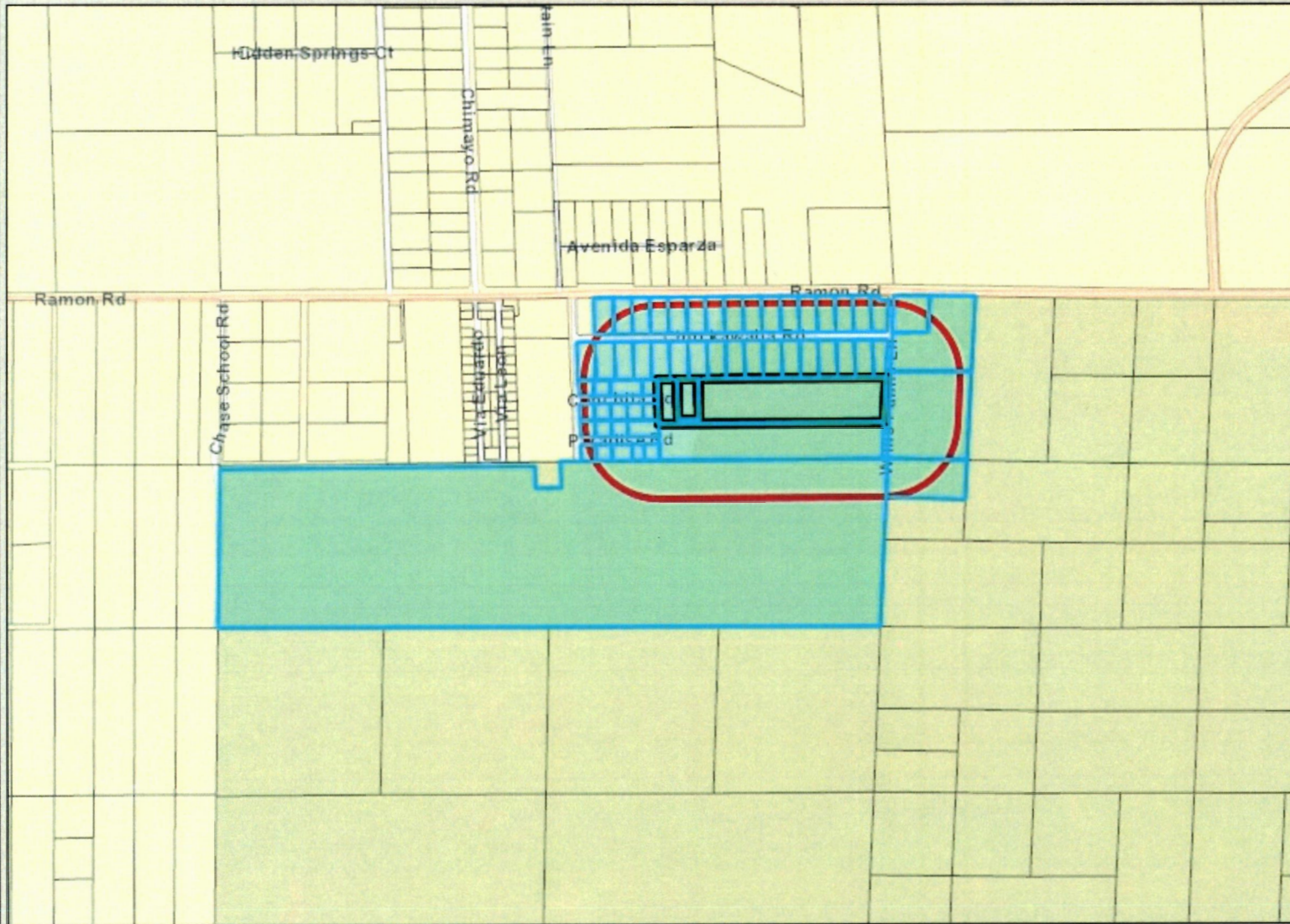
I, Elizabeth Mora-Rodriguez, certify that on October 24, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet for the property involved.

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

NAME: Elizabeth Mora-Rodriguez
TITLE: Senior Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-3024
EMAIL: EMoraRodriguez@Rivco.org

SIGNATURE: 

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes



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



REPORT PRINTED ON... 10/24/2025 4:30:08 PM

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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. 240032 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, November 18, 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. 240032**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 651-162-038 & -045. This proposed project is located: north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240032 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240032 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.

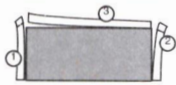
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: November 3, 2025

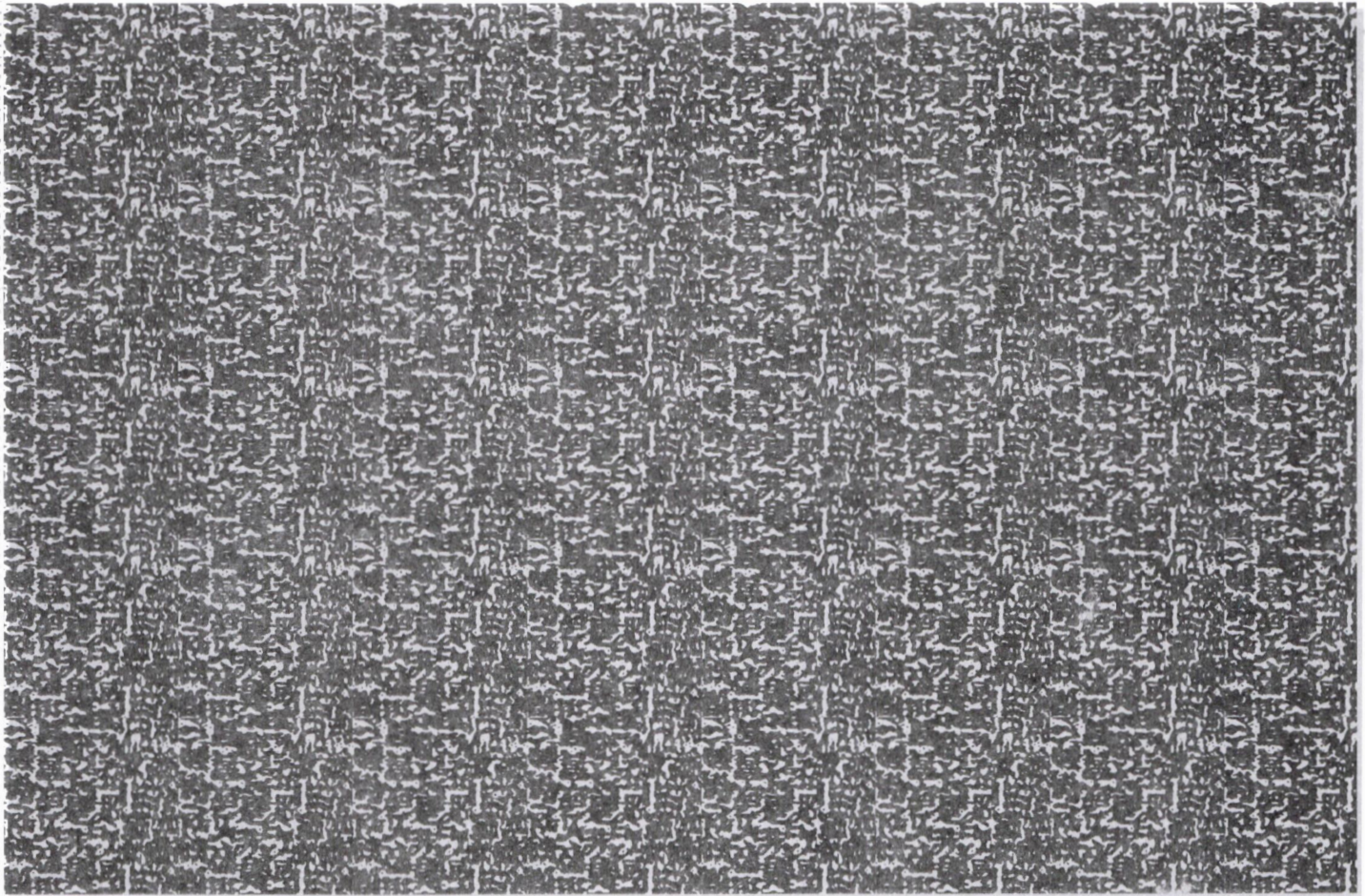
By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant



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GRANDMARK DESERT PROP
515 VISTA BONITA
PALM DESERT CA 92260

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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. 240032
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, November 18, 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. 240032**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 651-162-038 & -045. This proposed project is located: north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240032 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240032 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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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG.

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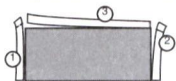
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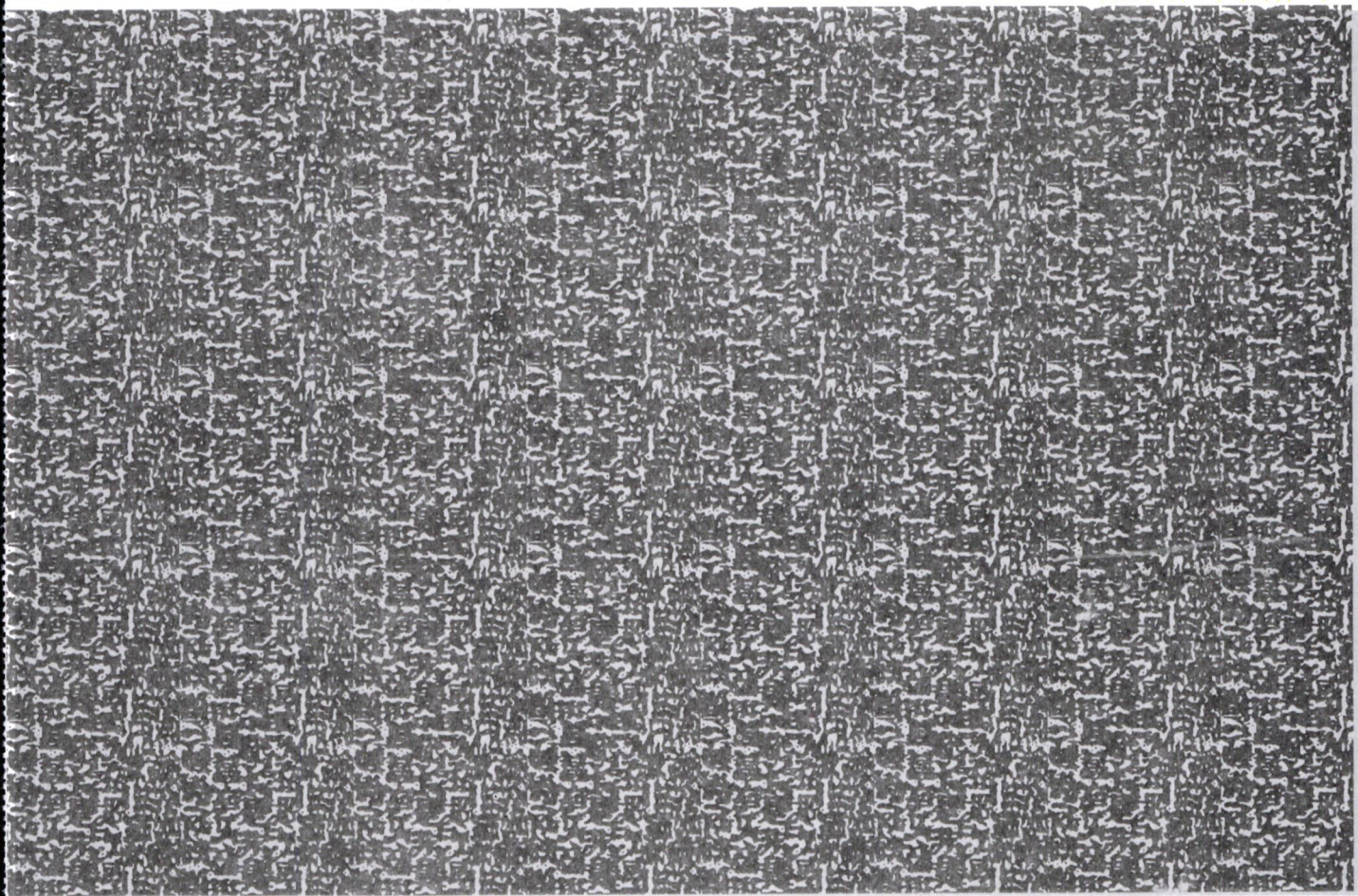
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: November 3, 2025

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



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2586 ABERDEEN AVE
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C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA No. 240032 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 18 de Noviembre de 2025 a las 10:00 a. m.** o tan pronto como sea posible después de esa fecha, en la que se escuchará a todas las personas interesadas, para considerar la recomendación de la Comisión de Planificación de aprobar el inicio de la Enmienda al **Plan General del Componente de Cimentación No. 240032**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio de GPA240032 para cambiar el Componente Fundamental del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Comunidad Rural: Residencial de Baja Densidad (RC: LDR), para permitir la presentación de una nueva solicitud de Mapa de Tracto Tentativo (TTM) para una subdivisión de 26 lotes y el desarrollo de 26 viviendas unifamiliares. El permiso de construcción previamente aprobado para el proyecto ha expirado; sin embargo, se realizaron trabajos sustanciales antes del registro final y la expiración del plano, incluyendo la nivelación preliminar de todas las plataformas, la preparación de la subrasante de la calle y la instalación del sistema de agua potable. Si la Junta de Supervisores aprueba la modificación del Plan General (GPA240032), 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, hallazgos y demás requisitos aplicables. La modificación del Plan General se ubica en las parcelas catastrales 651-162-038 y -045. Este proyecto propuesto se ubica al norte de Paradise Road, al este de Shadow Mountain Lane y Conchita Road, al sur de Chuckawalla Road y al oeste de Willis Palms Lane, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.º 240032 y, de ser así, **ADOpte** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JOSE MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A JMERLAN@RIVCO.ORG.

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

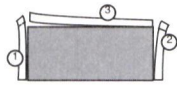
Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

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

Fecha: 3 de noviembre de 2025

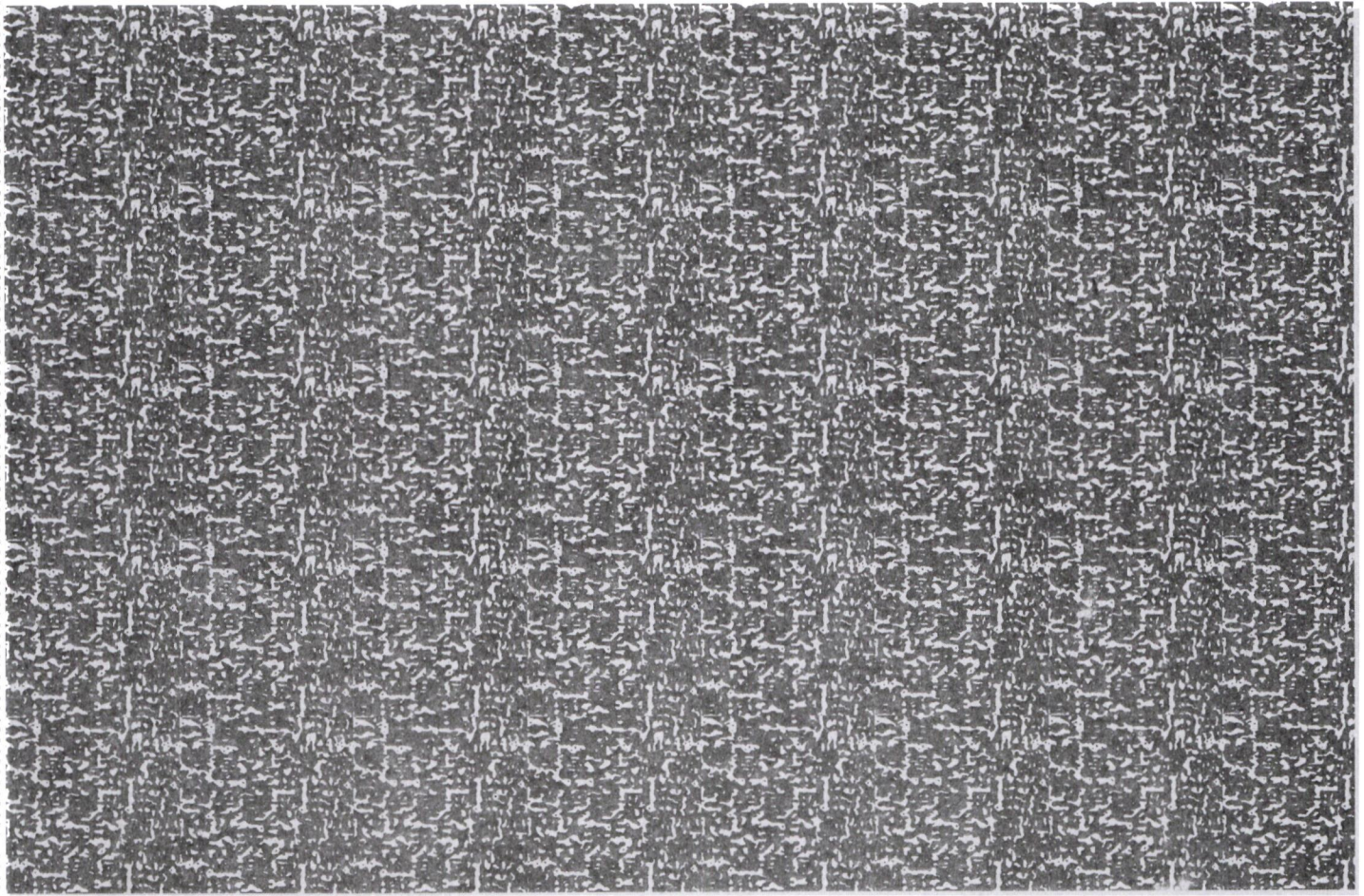
Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta



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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032
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, November 18, 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. 240032**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 651-162-038 & -045. This proposed project is located: north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240032 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240032 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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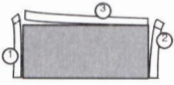
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Dated: November 3, 2025

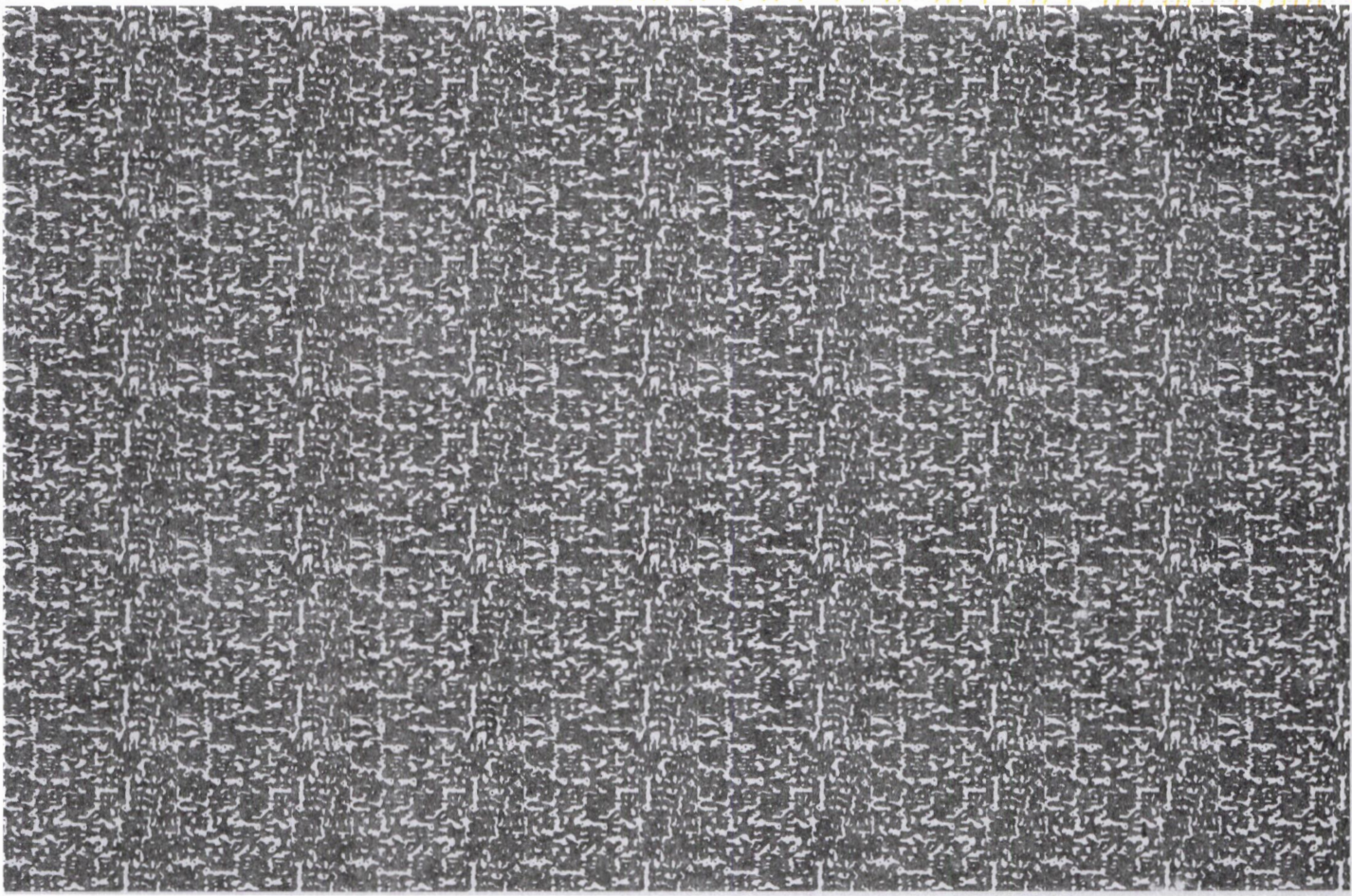
By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant



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32300 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

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C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA No. 240032 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL CUARTO DISTRITO DE SUPERVISIÓN

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El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.º 240032 y, de ser así, **ADOpte** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

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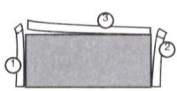
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Por favor, envíe toda la correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 3 de noviembre de 2025

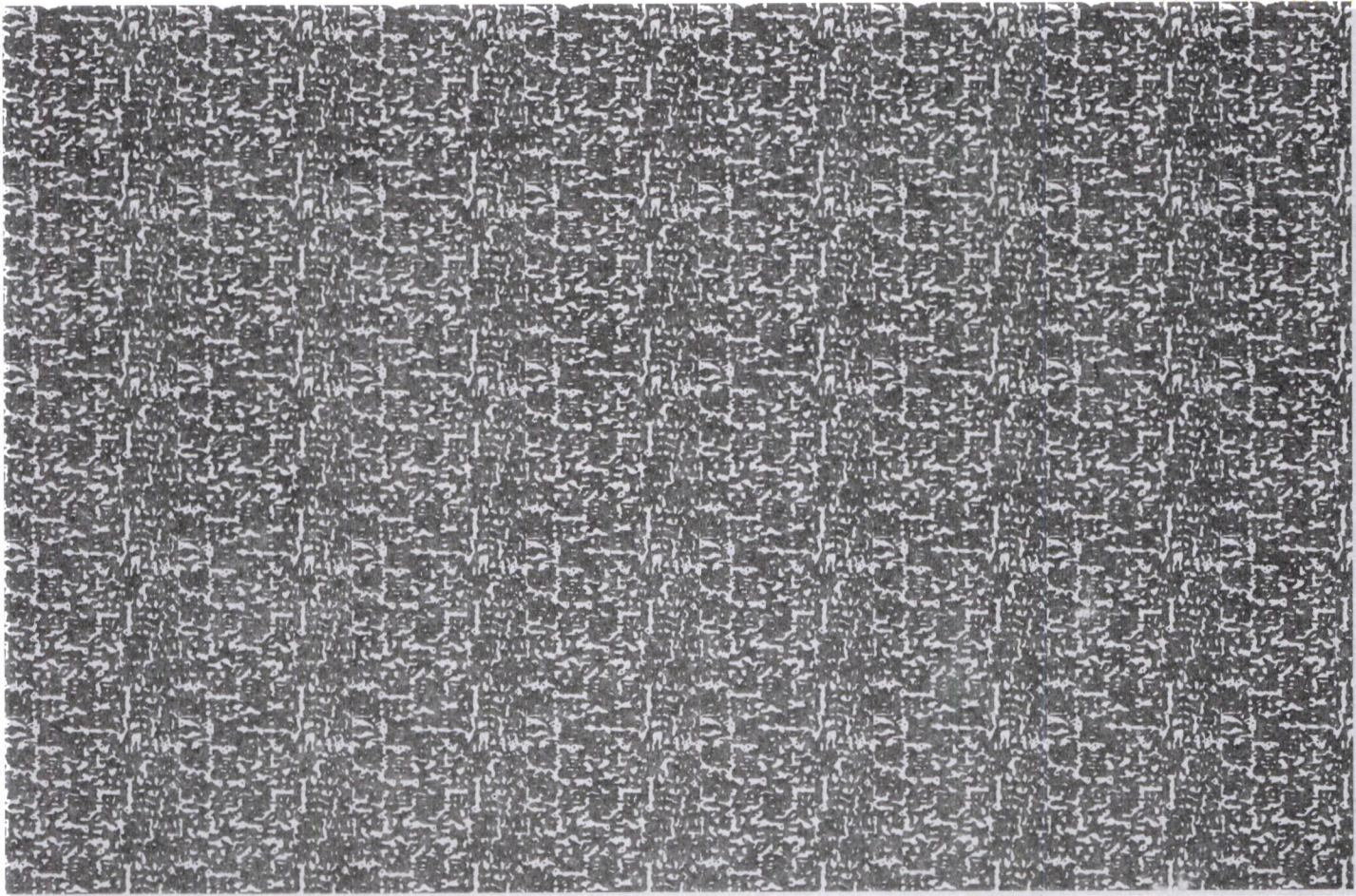
Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta



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Riverside County Clerk of the Board
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Riverside, CA 92502-1147

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32300 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032
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, November 18, 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. 240032**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R: RR) to Rural Community: Low Density Residential (RC: LDR), to allow for the submittal of a new Tentative Tract Map (TTM) application for a 26-lot subdivision and the development of 26 single-family dwellings. The previously approved TTM for the project has expired; however, substantial work was completed prior to final recordation and expiration of the map, including rough grading of all pads, subgrade preparation of the street, and installation of the domestic water system. 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 GPA240032 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 651-162-038 & -045. This proposed project is located: north of Paradise Road, east of Shadow Mountain Lane and Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240032 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240032 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: November 3, 2025

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

85-49033 85-49080

PSEMPV

C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA No. 240032 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 18 de Noviembre de 2025 a las 10:00 a. m.** o tan pronto como sea posible después de esa fecha, en la que se escuchará a todas las personas interesadas, para considerar la recomendación de la Comisión de Planificación de aprobar el inicio de la Enmienda al **Plan General del Componente de Cimentación No. 240032**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio de GPA240032 para cambiar el Componente Fundamental del Plan General de dos (2) parcelas de Rural: Residencial Rural (R: RR) a Comunidad Rural: Residencial de Baja Densidad (RC: LDR), para permitir la presentación de una nueva solicitud de Mapa de Tracto Tentativo (TTM) para una subdivisión de 26 lotes y el desarrollo de 26 viviendas unifamiliares. El permiso de construcción previamente aprobado para el proyecto ha expirado; sin embargo, se realizaron trabajos sustanciales antes del registro final y la expiración del plano, incluyendo la nivelación preliminar de todas las plataformas, la preparación de la subrasante de la calle y la instalación del sistema de agua potable. Si la Junta de Supervisores aprueba la modificación del Plan General (GPA240032), 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, hallazgos y demás requisitos aplicables. La modificación del Plan General se ubica en las parcelas catastrales 651-162-038 y -045. Este proyecto propuesto se ubica al norte de Paradise Road, al este de Shadow Mountain Lane y Conchita Road, al sur de Chuckawalla Road y al oeste de Willis Palms Lane, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.º 240032 y, de ser así, **ADOpte** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JOSE MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A JMERLAN@RIVCO.ORG.

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

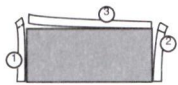
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Por favor, envíe toda la correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 3 de noviembre de 2025

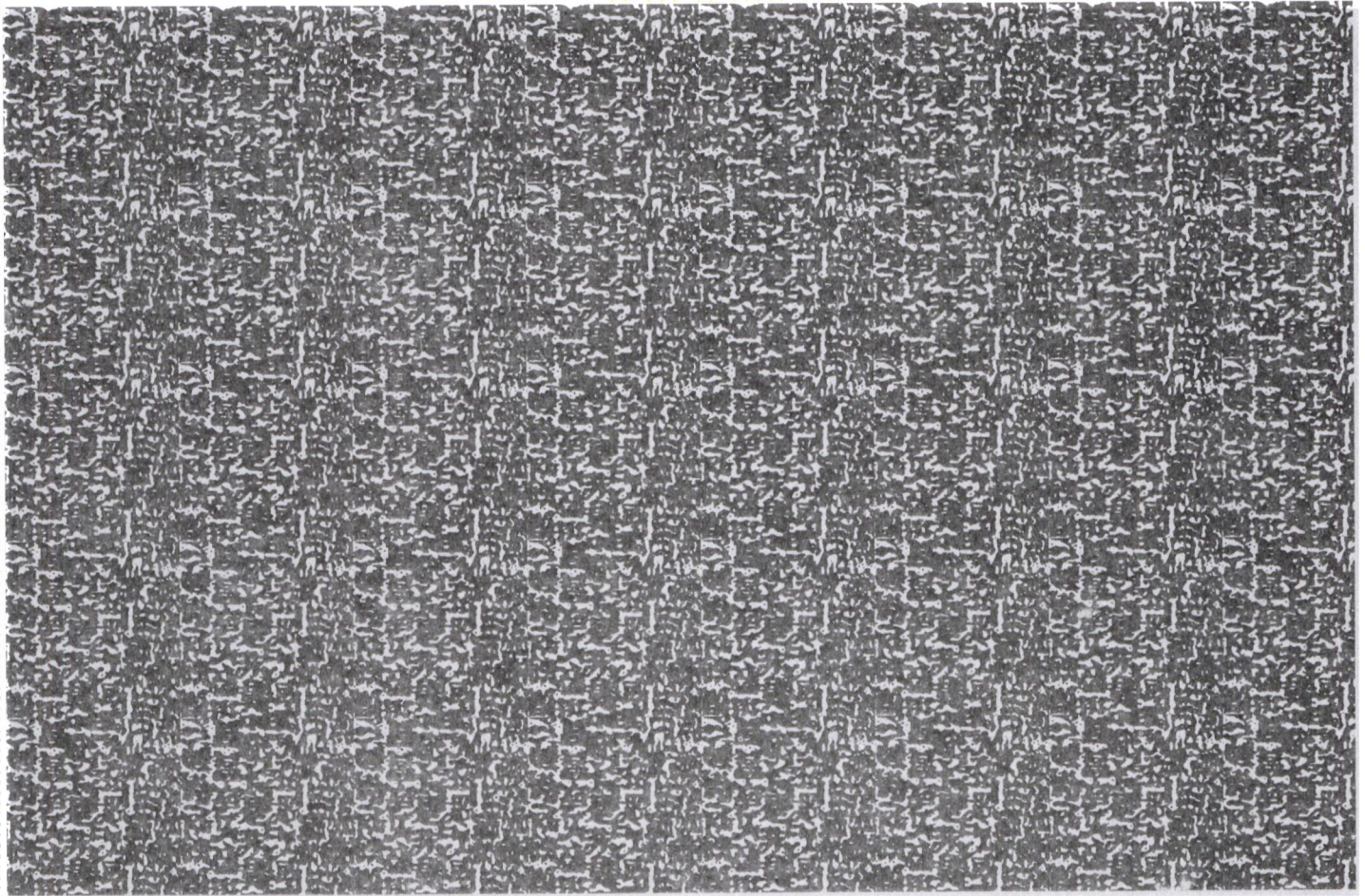
Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta



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

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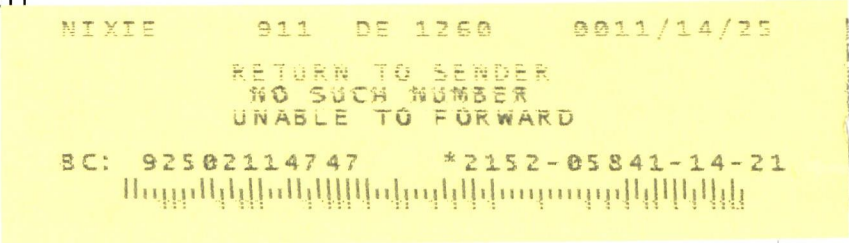
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*John Hildebrand
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: November 17, 2025
TO: Riverside County Clerk of the Board
FROM: Jose Merlan, Principal Planner
RE: Public Comment Letter(s) – Foundational General Plan Amendment No. 240032

Planning department received the following letter(s) after the publishing of the Board of Supervisor’s agenda for the meeting scheduled to be held on November 17, 2025 regarding agenda item 22.1 for Foundational General Plan Amendment No. 240032, which proposed to change the land use designation from Rural: Rural Residential to Rural Community: Low Density Residential to develop the site into a 26-lot subdivision.

The comments are listed and provided as an attachment for your consideration.

Commentor	Date Received	Position	Issue raise
Brianna Perez	11/16/25	Opposition	Flooding, access, rural character
Trudi and Michael Nevins	11/16/25	Opposition	Traffic, flood, streets, environment, growth

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Attention: Jose Merlan

Nov.17, 2025

We are writing in opposition of General Plan Amendment NO. 240032 IN THE FOURTH SUPER VISORIAL DISTRICT. We are home owners located at 75590 Paradise Road Thousand Palms CA., located directly in the vicinity (adjacent) to the property in question. We are not able to attend the meeting held at the County Administrative Center, 4080 Lemon Street, Riverside, CA, due to heavy rains and flooding in our area. My husband is also disabled and it is difficult to drive out of town. We are in opposition of changing these parcels from Rural: Rural Residential (R:RR) to Rural Community: Low Density Residential (RC:LDR) due to the following concerns:

1. Do not want our property zones to be changed. Current residents who previously purchased their properties here, purchased to be Rural in a rural environment, under the understanding that the surrounding area is protected natural habitat for the Fringe Toed Lizard, and it backed up to the wild life preserve for other protected wildlife. Many residents here own horse property and local nurseries.
2. Do not want increased traffic flow in our rural environment where protected wildlife often roams close to the existing neighborhoods.
3. Do not want paved asphalt streets of any kind to be required on our street or neighboring streets.
4. Want to make sure that there will be NO land easements of any kind to our property, other existing property, neighboring properties, or road easements.
5. Do not want to be required to be put on any other kind of sewer drainage other than our current septic tanks.
6. High concerns for proper flood management as we are in a high flood zone.
7. Do not want ADU's or low income housing bringing down property values.

Please make these concerns noted at the Nov. 18th, 2025 10:00 A.M. hearing.

Thank you,
Michael Shawn Nevins
Trudi M. Nevins
(760)799-8157
75590 Paradise Rd.
Thousand Palms, CA 92276

Brianna Perez

75775 Chuckawalla Rd

Thousand Palms, CA

To:

Riverside County Planning Commission

Riverside County Board of Supervisors

Planning Department Staff

Riverside County, CA

RE: Formal Objection to GPA240032 – Proposed 26-Unit Tract and Rural-to-Medium Density Zoning Change

Dear Planning Commission, Board of Supervisors, and Planning Staff,

My name is Brianna Perez, and I am a long-time resident of rural Thousand Palms. I am writing to express my firm opposition to the proposed development GPA240032 submitted by Bill Deane, which includes a 26-unit tract and a request to convert rural zoning to medium-density residential.

My family and I chose this rural area over 12 years ago to build a quieter, healthier life rooted in space, peace, and community. We currently own and reside in our home on Chuckawalla Rd, after moving from a higher-density area for a better quality of life and the opportunity to raise animals, enjoy open land, and maintain a ranch-style living environment. This rural lifestyle has not only supported our mental well-being but has been a significant and intentional investment in our future.

We have also spoken with neighbors throughout our immediate area, many of whom purchased their properties with the same understanding we did—that the land behind us had been rezoned specifically to prevent these types of high- or medium-density developments. That previous zoning change was a major factor in our decision to move here, as it protected our properties from having 26 homes built directly behind them. We left the higher-density part of Thousand Palms intentionally, investing in a property that would...

This proposed development runs directly behind our road, yet the surrounding properties—Chuckawalla, Ramon Rd, Shadow Mountain, Conchita, Chimayo, and Avenida Esparza—are all at least one acre or more. These are the properties that are directly impacted. Referring to smaller lots on Via Eduardo or Via Leon during the prior hearing was misleading, as those neighborhoods are not adjacent, not similar in character, and not reflective of the rural nature of this part of Thousand Palms.

Furthermore, it is important to acknowledge that the Board of Supervisors changed the zoning in this area in the past, requiring larger lots—up to five acres at one point. That change was made for a reason: to preserve the safety, spacing, and rural integrity of this community. Allowing a reversal of those protections now undermines the very intent behind that decision and threatens the few remaining ranch-style areas left in Thousand Palms.

If projects like this continue to be approved, it forces families like mine to question where we can go to maintain this lifestyle. Would we have to move further east, away from our business and families? Or

would it ultimately push us out of the Coachella Valley entirely in search of the rural lifestyle we intentionally built our lives around?

Additionally, this project raises serious concerns regarding flooding and property access. Our area already experiences storm-related flooding that leaves roads inaccessible and dangerous. With many roads still unpaved or only partially paved, how will the County or developer address these existing issues—let alone the additional impact from increased density, construction, and runoff? These concerns have never been adequately addressed in this proposal.

This development also stands to negatively impact the value and investment in our home, as well as the overall appeal of the surrounding area. The unique rural character—large lots, quiet evenings, space for animals, and open landscapes—is what draws residents to this area and sustains property values. Backing ranch-style homes directly up to a medium-density community eliminates the character we chose and degrades the overall appeal and value of the area. It also removes one more rare pocket of Thousand...

Another concern is the developer's own actions. If this project were truly important or urgent to the applicant, it raises the question of why the property has been reduced in price multiple times and why it remains listed for sale. Even with the new recommendations and zoning updates presented at the last meeting, the urgency for development seems inconsistent with the actions of someone committed to moving forward.

And if this development is truly being presented as a way to create more homeownership opportunities in Thousand Palms, it must be acknowledged that there are already numerous properties, vacant land parcels, and existing homes for sale throughout the community. There are many areas in Thousand Palms that could support this goal without disrupting one of the last remaining rural, ranch-style sections of the valley. Creating new medium-density housing here is not necessary to meet housing demand when othe...

If the County ultimately decides that development must move forward, I strongly urge that lot sizes be required to remain no less than one acre each to match the existing surrounding community and maintain a reasonable transition. However, I respectfully request that the County reject the plan as it is currently submitted.

I plan to attend and speak at the public hearing, either in person or virtually, and I know many of my neighbors—including those on adjacent streets—share these same deep concerns.

Thank you for your time and your commitment to listening to the residents of Thousand Palms.

Sincerely,

Brianna Perez

75775 Chuckawalla Rd

Thousand Palms, CA

Flores, Kate

From: Merlan, Jose
Sent: Monday, November 17, 2025 3:12 PM
To: Clerk of the Board
Subject: FW: General Plan Amendment 240032
Attachments: Letter to Jose Merlan General Plan Ammentment 240032.pdf

Hello,

Please see attached comment letter for GPA240032 (BOS Agenda Item 22.1).

I will follow up with an official memo tomorrow with any last minute letters that come in.

I kindly ask that this be forwarded to the Board Supervisors.

Thank you,

Jose L. Merlan
Principal Planner, District 4
COUNTY OF RIVERSIDE
TLMA | Planning Department
Office: (951) 955-3200
Direct: (951) 955-0314
jmerlan@rivco.org



From: Trudi Nevins <thegoodsoil@gmail.com>
Sent: Monday, November 17, 2025 3:01 PM
To: Merlan, Jose <jmerlan@RIVCO.ORG>
Cc: Trudi Nevins <thegoodsoil@gmail.com>
Subject: RE: General Plan Amendment 240032

Attention: Jose Merlan

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6. High concerns for proper flood management as we are in a high flood zone.
7. Do not want ADU's or low income housing bringing down property values.

Please make these concerns noted at the Nov. 18th, 2025 10:00 A.M. hearing.

Thank you,
Michael Shawn Nevins
Trudi M. Nevins
(760)799-8157
75590 Paradise Rd.
Thousand Palms, CA 92276

Dear Jose, Please confirm that you have received this letter.

Attention: Jose Merlan

Nov.17, 2025

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Thank you,
Michael Shawn Nevins
Trudi M. Nevins
(760)799-8157
75590 Paradise Rd.
Thousand Palms, CA 92276

Flores, Kate

From: Merlan, Jose
Sent: Tuesday, November 18, 2025 8:03 AM
To: Clerk of the Board
Cc: Odenbaugh, Rania; Hildebrand, John; Moore, Sarah; Mora-Rodriguez, Elizabeth
Subject: FW: General Plan Amendment 240032
Attachments: Item 22.1 Public Comment FPGA240032.pdf

This one contains the letters. Thank you.

-Jose

From: Merlan, Jose
Sent: Tuesday, November 18, 2025 7:55 AM
To: Clerk of the Board <COB@RIVCO.ORG>
Cc: Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@RIVCO.ORG>; Odenbaugh, Rania <ROdenbaugh@rivco.org>; Mora-Rodriguez, Elizabeth <EMoraRodriguez@RIVCO.ORG>
Subject: RE: General Plan Amendment 240032

Good morning,

Please see the attached memo with letters in opposition (one came in came in last night) for Item 22.1, Foundational General Plan Amendment 240032.

I kindly ask that these be provided to the BOS.

Thank you,

Jose L. Merlan
Principal Planner, District 4
COUNTY OF RIVERSIDE
TLMA | Planning Department
Office: (951) 955-3200
Direct: (951) 955-0314
jmerlan@rivco.org



Jose

From: Clerk of the Board <COB@RIVCO.ORG>
Sent: Monday, November 17, 2025 3:40 PM
To: Merlan, Jose <jmerlan@RIVCO.ORG>
Subject: RE: General Plan Amendment 240032

Good afternoon,

The Clerk of the Board is in receipt of your email, and it has been forwarded to the Board of Supervisors.

Best regards,

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

cob@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Merlan, Jose <jmerlan@RIVCO.ORG>
Sent: Monday, November 17, 2025 3:12 PM
To: Clerk of the Board <COB@RIVCO.ORG>
Subject: FW: General Plan Amendment 240032

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I kindly ask that this be forwarded to the Board Supervisors.

Thank you,

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Direct: (951) 955-0314

jmerlan@rivco.org



From: Trudi Nevins <thegoodsoil@gmail.com>

Sent: Monday, November 17, 2025 3:01 PM

To: Merlan, Jose <jmerlan@RIVCO.ORG>

Cc: Trudi Nevins <thegoodsoil@gmail.com>

Subject: RE: General Plan Amendment 240032

Attention: Jose Merlan

We are writing in opposition of General Plan Amendment NO. 240032 IN THE FOURTH SUPER VISORIAL DISTRICT. We are home owners located at 75590 Paradise Road Thousand Palms CA., located directly in the vicinity (adjacent) to the property in question. We are not able to attend the meeting held at the County Administrative Center, 4080 Lemon Street, Riverside, CA, due to heavy rains and flooding in our area. My husband is also disabled and it is difficult to drive out of town.

We are in opposition of changing these parcels from Rural: Rural Residential (R:RR) to Rural Community: Low Density Residential (RC:LDR) due to the following concerns:

1. Do not want our property zones to be changed. Current residents who previously purchased their properties here, purchased to be Rural in a rural environment, under the understanding that the surrounding area is protected natural habitat for the Fringe Toed Lizard, and it backed up to the wild life preserve for other protected wildlife. Many residents here own horse property and local nurseries.
2. Do not want increased traffic flow in our rural environment where protected wildlife often roams close to the existing neighborhoods.
3. Do not want paved asphalt streets of any kind to be required on our street or neighboring streets.
4. Want to make sure that there will be NO land easements of any kind to our property, other existing property, neighboring properties, or road easements.
5. Do not want to be required to be put on any other kind of sewer drainage other than our current septic tanks.
6. High concerns for proper flood management as we are in a high flood zone.
7. Do not want ADU's or low income housing bringing down property values.

Please make these concerns noted at the Nov. 18th, 2025 10:00 A.M. hearing.

Thank you,
Michael Shawn Nevins
Trudi M. Nevins
(760)799-8157
75590 Paradise Rd.
Thousand Palms, CA 92276

Dear Jose, Please confirm that you have received this letter.

Flores, Kate

From: Acquia Mail
Sent: Tuesday, November 18, 2025 12:12 PM
To: bri_parrish24@yahoo.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 20251118**. 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 November 18, 2025

Submitted values are:

First Name

Brianna

Last Name

Parrish-Perez

Address (Street, City and Zip)

Po box 53

Phone

7606415188

Email

bri_parrish24@yahoo.com

Agenda Date

11/18/2025

Agenda Item # or Public Comment

22 Gpa240032

State your position below

Oppose

Do you need a Spanish translator?

No

Comments

I was sent the wrong invite for speaking.

RIVERSIDE COUNTY PLANNING DEPARTMENT

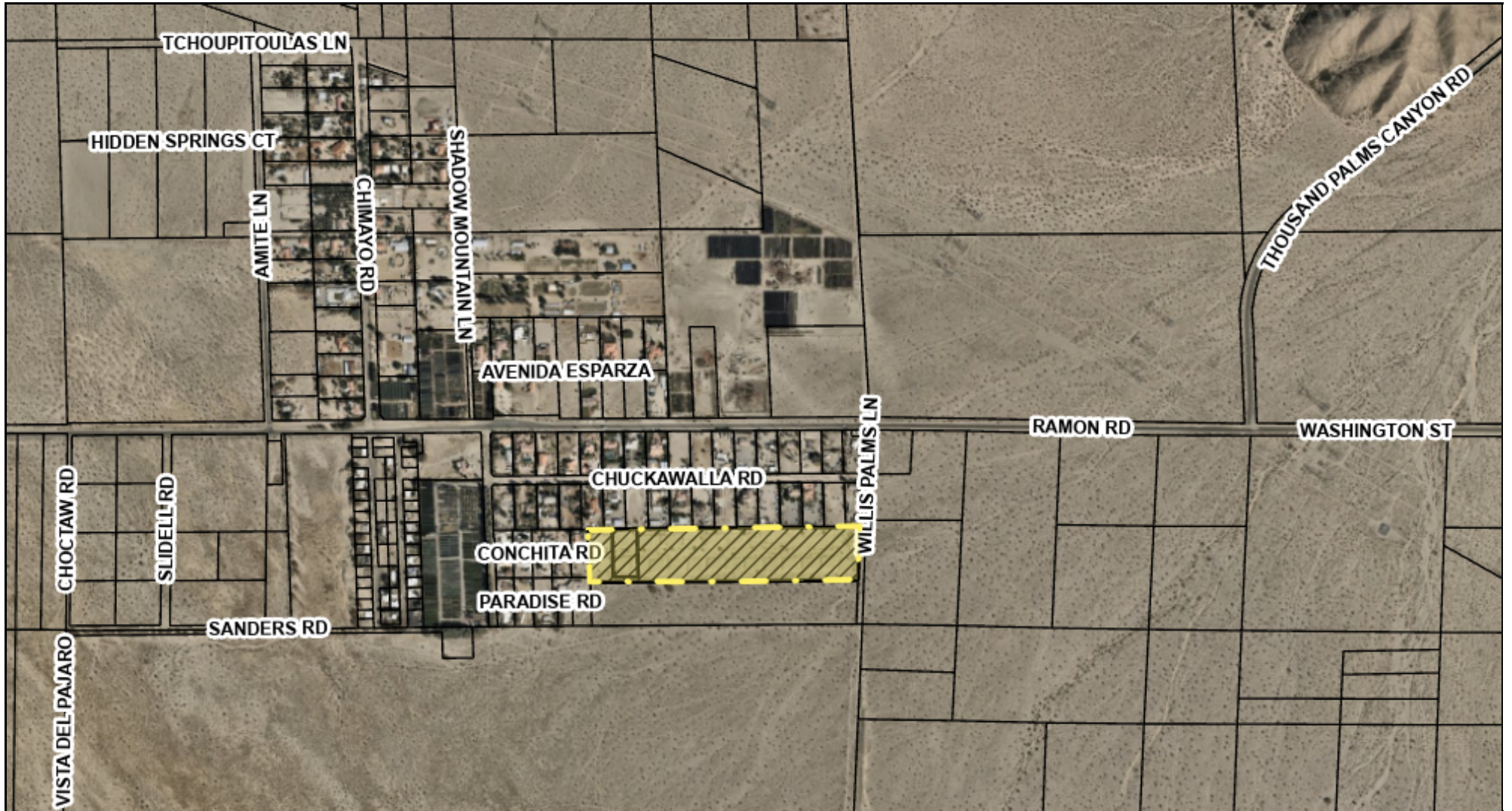
GPA240032

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

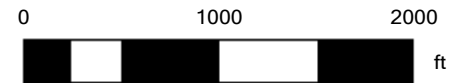
Date: 10-24-2025

District: 4



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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

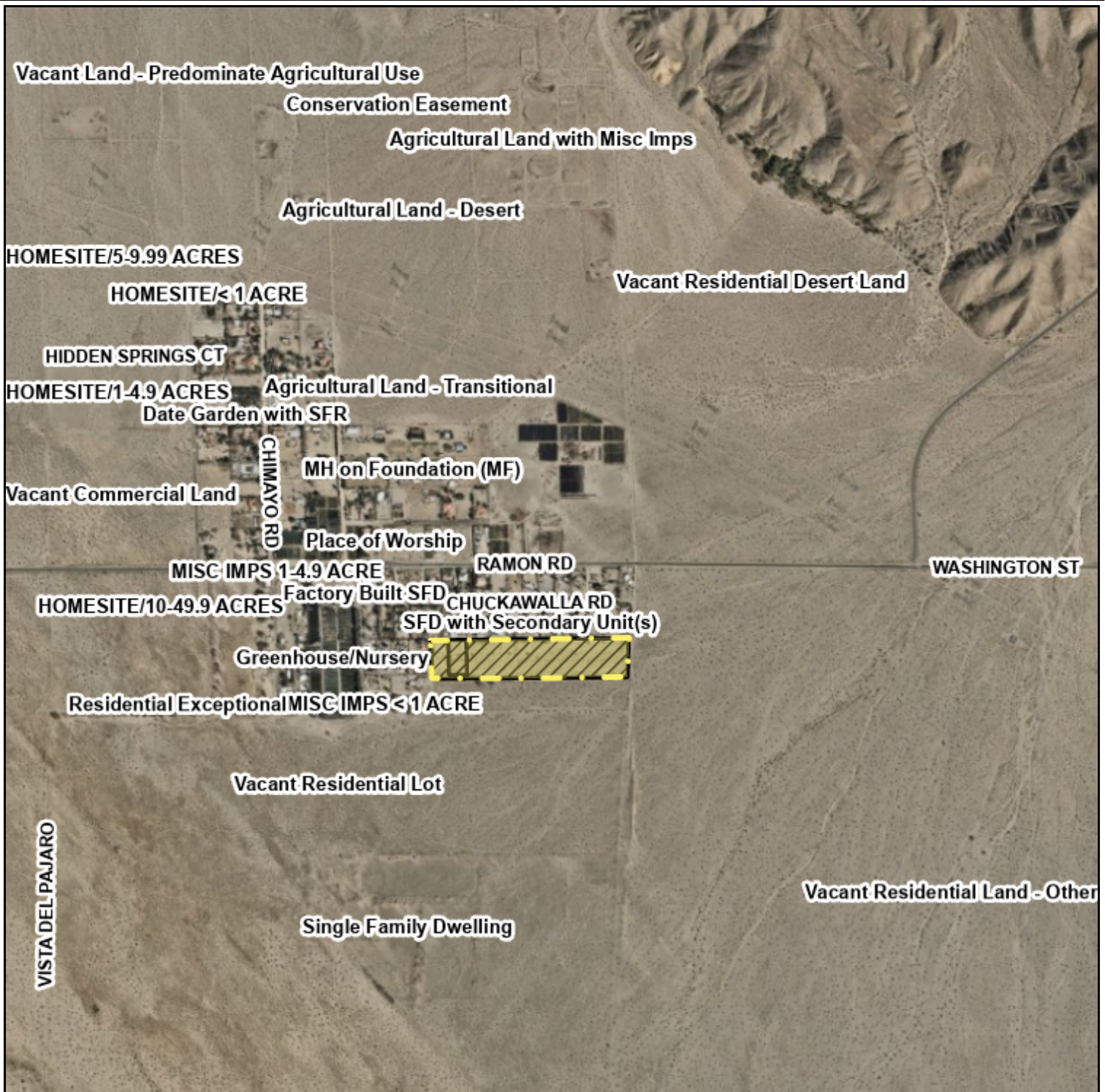
LAND USE

Supervisor: V MANUEL PEREZ

Date: 10-24-2025

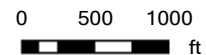
District: 4

Exhibit: 1



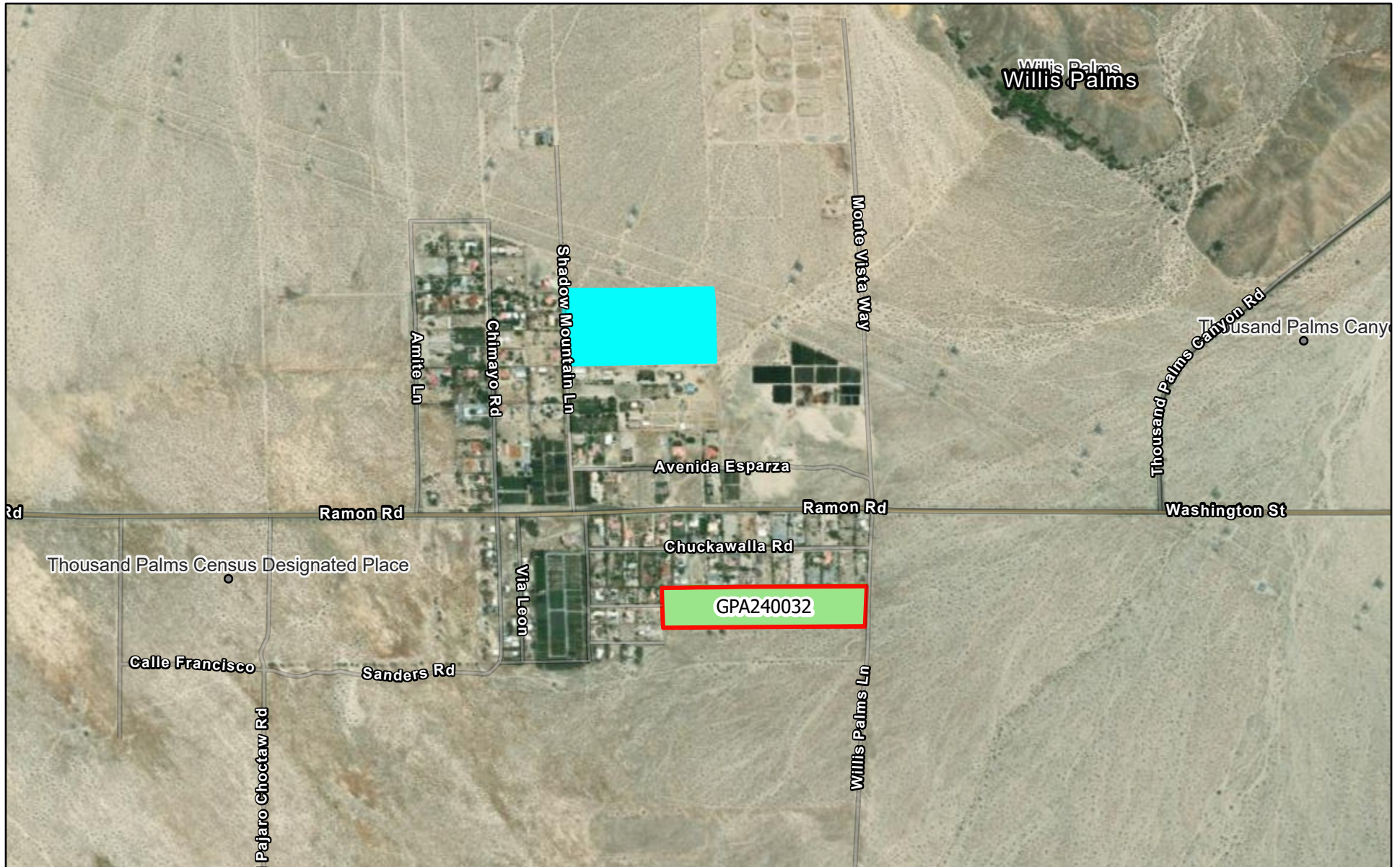
Zoning District: THOUSAND PALMS

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rcit22geot01_casemaps_luPrint_v02_test c848fc3f335a4abf96b8410431129f78

Foundation Component GPA Cycle Map




10/24/2025, 3:43:32 PM

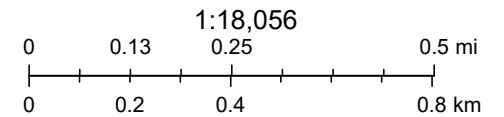
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Complete - Initiation Approved



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

TLMA - Planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

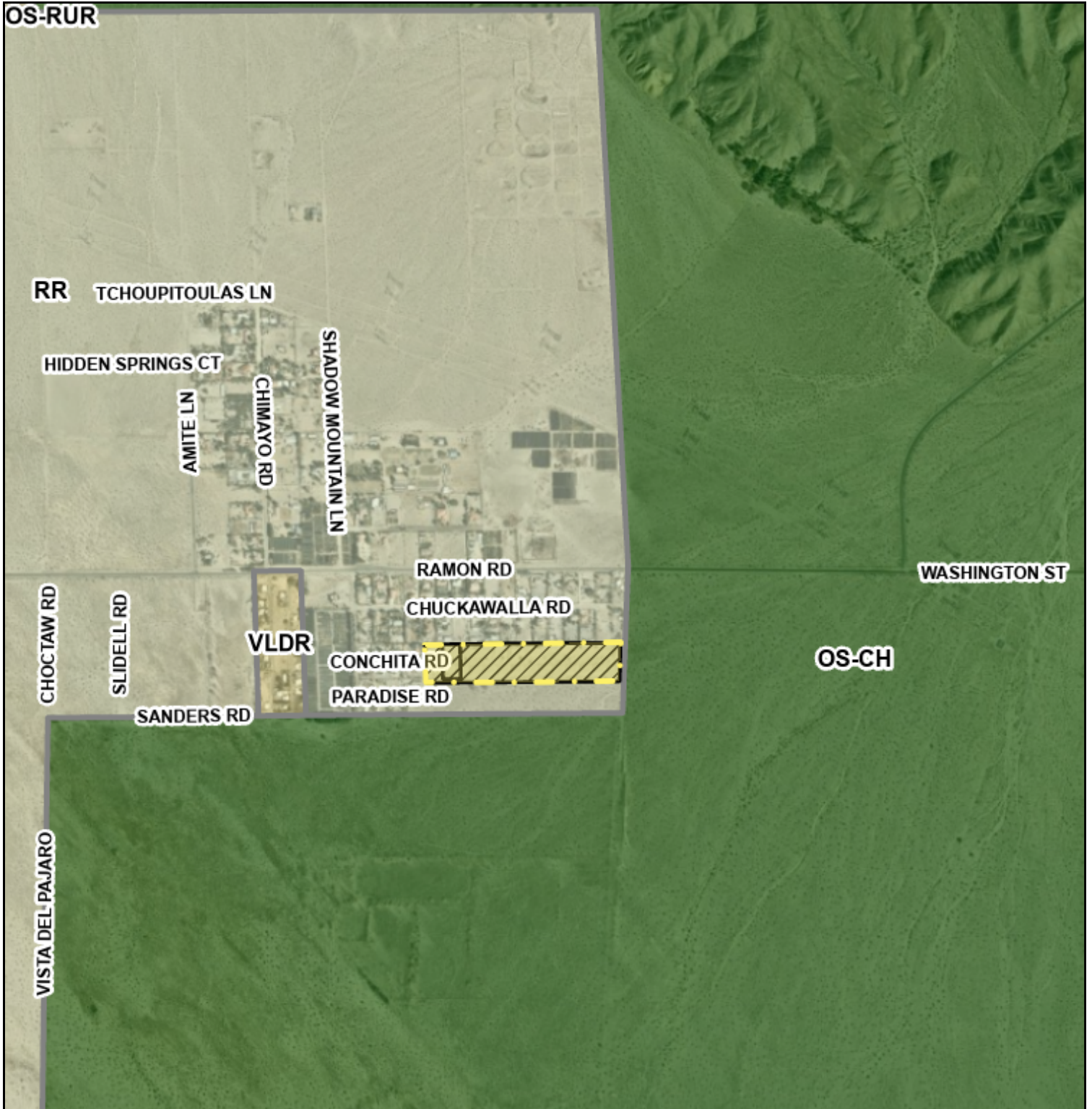
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

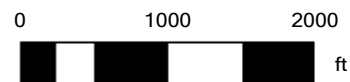
Date: 10-24-2025

Exhibit: 5



Zoning Area/District: THOUSAND PALMS

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

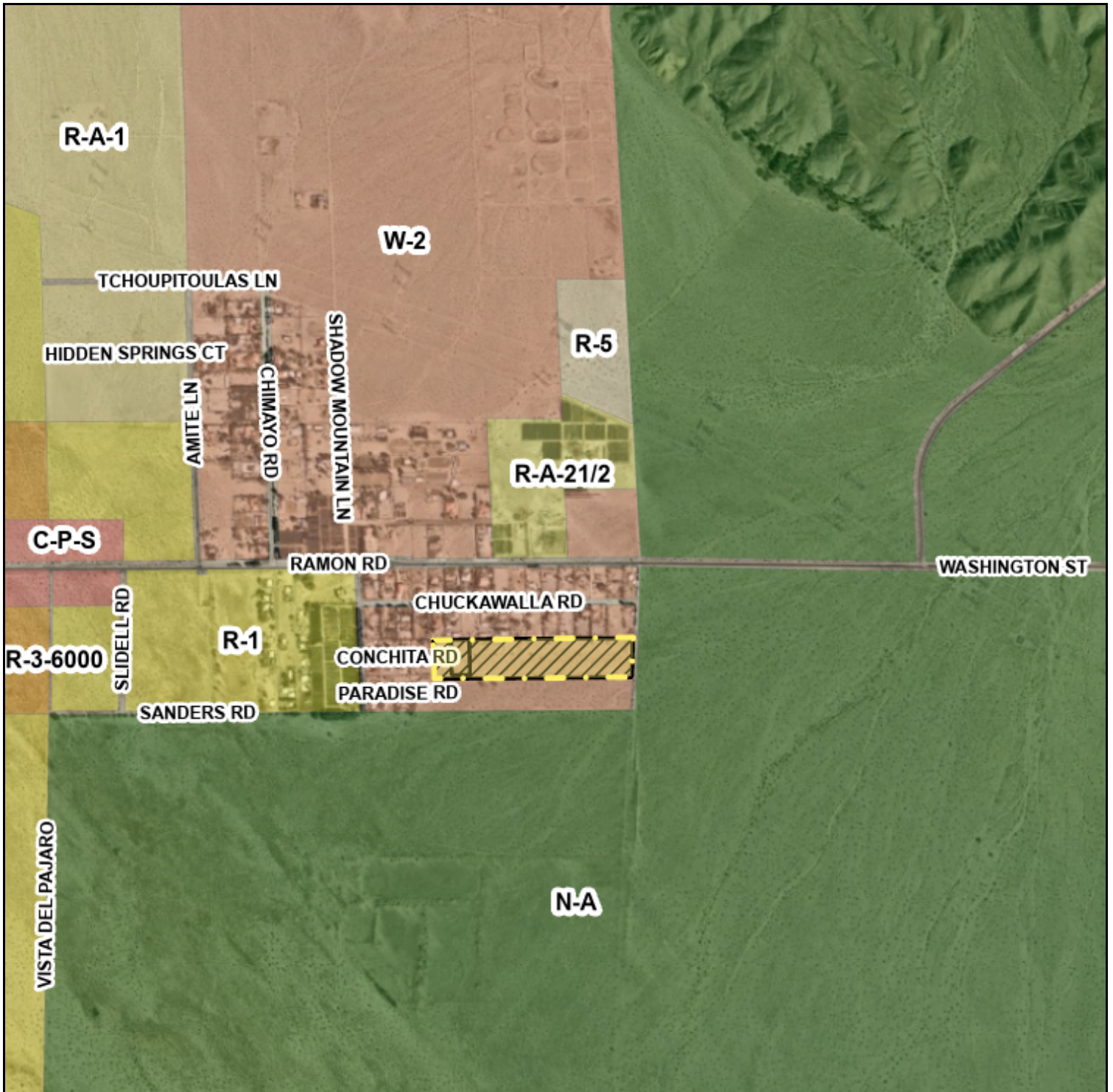
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

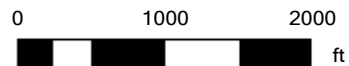
Date: 10-24-2025

Exhibit: 2



Zoning Area/District: THOUSAND PALMS

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



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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE


PROJECT NUMBER: FC-GPA240032

Planning Case APN(s): 615-162-038 and -045

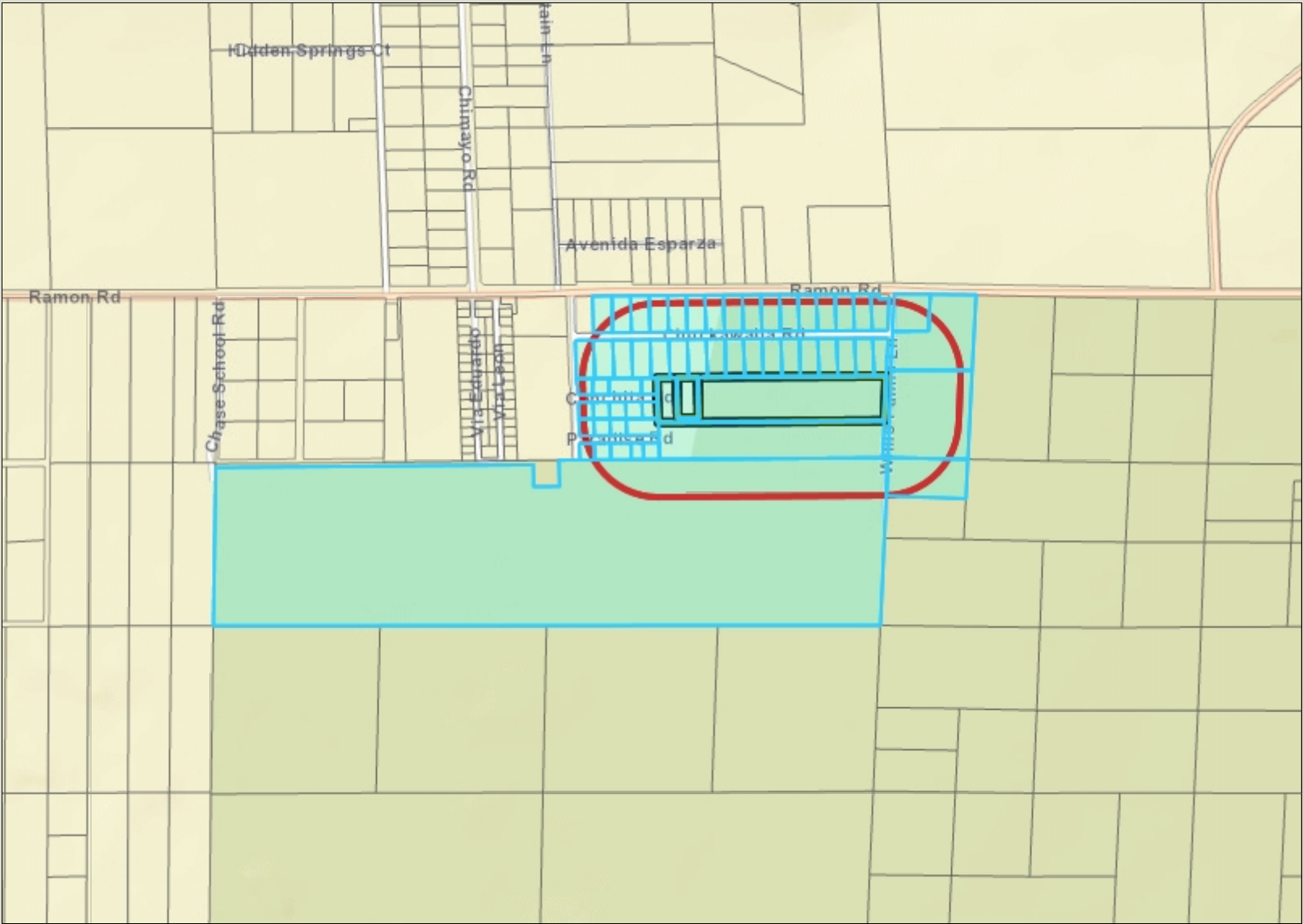
I, Elizabeth Mora-Rodriguez, certify that on October 24, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet for the property involved.

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

NAME: Elizabeth Mora-Rodriguez
TITLE: Senior Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-3024
EMAIL: EMoraRodriguez@Rivco.org

SIGNATURE: 

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

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



REPORT PRINTED ON... 10/24/2025 4:30:08 PM

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Notes

651161002
JOSE FRANCO SOTO
75635 RAMON RD
THOUSAND PALMS CA 92276

651161003
DAVID P. DUNLAP
12070 NE 68TH ST
BONDURANT IA 50035

651161005
DESI GONZALEZ
75695 RAMON RD
THOUSAND PALMS CA 92276

651161006
SDR ESTATE LLC
PO BOX 518
THOUSAND PALMS CA 92276

651161007
RICHARD NUNEZ MORENO
75735 RAMON RD
THOUSAND PALMS CA 92276

651161008
MIGUEL A INZUNZA MEZA
75751 RAMON RD
THOUSAND PALMS CA 92276

651161009
WILLIAM DAVID HORTON
75705 CHUCKAWALLA RD
THOUSAND PALMS CA 92276

651161010
MIGUEL ALBERTO LOPEZ
28145 AVENIDA MARAVILLA
CATHEDRAL CY CA 92234

651161011
JESSICA A. ALBERT
43425 CROISSETTE CT
LA QUINTA CA 92253

651161013
GRANDMARK DESERT PROP
515 VISTA BONITA
PALM DESERT CA 92260

651161014
DAVID ANDERSON
75865 E RAMON RD
THOUSAND PALMS CA 92276

651161015
ISRAEL ESMERALDA
P O BOX 297
THOUSAND PALMS CA 92276

651161016
SYLVIA CASTILLO
37408 BRADFORD DR
INDIO CA 92203

651161018
THERESIA KOHL LOVELAND
75895 RAMON RD
THOUSAND PALMS CA 92276

651162001
RICHARD E. WARFIELD
77921 GREY WOLF TR
LA QUINTA CA 92253

651162002
SIDRONION DIAZ
P O BOX 755
THOUSAND PLMS CA 92276

651162003
PADILLA JOSE & MARIANNE LIVING TRUST
UTD DTD 08/22/22
PO BOX 674
THOUSAND PALMS CA 92276

651162005
SERAFIN LEON
75651 CHUCKAWALLA RD
THOUSANDPALMS CA 92276

651162006
WILLIAM D. HORTON
P O BOX 284
THOUSAND PALMS CA 92276

651162007
ROBERT JANELLE
PO BOX 6299
LA QUINTA CA 92248

651162008
DANIEL P. SALAZAR
75755 CHUCKAWALLA RD
THOUSAND PALMS CA 92276

651162009
RAMON PEREZ
PO BOX 53
THOUSAND PALMS CA 92276

651162010
JOHN L. DELEON
83212 DILLON AVE
INDIO CA 92201

651162011
DANIEL SALAZAR
75755 CHUCKWALLA RD
THOUSAND PALMS CA 92276

651162012
ENRIQUETA HERAS
75835 CHUCKWALLA RD
THOUSAND PALMS CA 92276

651162013
BRECHTEL PENELOPE ELIZABETH ESTATE
OF
2555 MAPLE DR
HEMET CA 92545

651162014
CHRISTOPHER MARTINEZ
29825 HAPPY VALLEY DR
DESERT HOT SPRINGS CA 92241

651162015
AINSWORTH FAMILY TRUST DATED
5/14/1993
PO BOX 3972
PALM DESERT CA 92261

651162016
LOPEZ MANUEL R & MICKEY M TRUST DTD
09/26/00
68335 CORTA RD
CATHEDRAL CITY CA 92234

651162017
JOHN FIAMENGO
52555 VINO ST
LA QUINTA CA 92253

651162019
GEORGE C. GLOVER
32300 SHADOW MOUNTAIN LN
THOUSAND PALMS CA 92276

651162022
FERNANDEZ CRUZ REVOCABLE TRUST
12800 AVENIDA SERENA
DESERT HOT SPRINGS CA 92240

651162023
DAVID ALAN HUNTER
2312 CARDILLO AVE
PALM SPRINGS CA 92262

651162024
CHRISTIAN JOVANNY ARAUJO
75615 CONCHITA RD
THOUSAND PALMS CA 92276

651162025
SHARON C. ONORATI
5200 E WALTON ST
LONG BEACH CA 90815

651162026
ROBERT S. ALCUMBRAC
P O BOX 473
THOUSAND PLMS CA 92276

651162027
MONA LORRAINE PAIZ
P O BOX 134
THOUSAND PALMS CA 92276

651162028
SARA LONGE
PO BOX 371
THOUSAND PALMS CA 92276

651162029
SARA LONGE
32450 SHADOW MOUNTAIN LN
THOUSAND PLMS CA 92276

651162030
SHAWN M. NEVINS
P O BOX 517
THOUSAND PALMS CA 92276

651162033
ANTONIO BURGOS
17557 CALLE DE AMIGOS
MORENO VALLEY CA 92551

651162034
GARY P. DENT
6134 JUMILLA AVE
WOODLAND HILLS CA 91367

651162036
CORRINE M. GUTIERREZ
42215 WASHINGTON ST # A213
PALM DESERT CA 92211

651162037
SHAWN CAVE
PO BOX 212
THOUSAND PALMS CA 92276

651162038
WILLIAM DEANE
P O BOX 5140
BALBOA ISLAND CA 92662

651162040
BRIBIESCA MARIA ELENA TRUST DTD
02/07/24
72751 TORNO PL
INDIO CA 92203

651162044
MONEIM FADALI
2586 ABERDEEN AVE
LOS ANGELES CA 90027

651170003
STATE OF CALIF
1416 NINTH ST #1206-22
SACRAMENTO CA 95814

PROPOSED FOUNDATION COMPONENT AND GENERAL PLAN LAND USE AMENDMENT EXHIBIT

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN

LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION;
 THENCE NORTH 02° 37' 30" EAST, ON THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 306.70 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JEANNE A. SAUNDERS, A WIDOW, BY DEED FILED FOR RECORD JANUARY 11, 1982 AS INSTRUMENT NO. 2350 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 02° 37' 30" EAST ON THE EAST ON THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 363.56 FEET TO THE SOUTHEAST CORNER OF HIDDEN SPRINGS TRACT AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTH 89° 33' 10" WEST ON THE SOUTHERLY LINE OF SAID HIDDEN SPRINGS TRACT, 1886.73 FEET TO THE NORTHEAST CORNER OF HIDDEN SPRINGS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 22, PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTH 01° 31' 30" EAST ON THE EASTERLY LINE OF SAID HIDDEN SPRINGS TRACT NO. 2, A DISTANCE OF 361.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO JEANNE A. SAUNDERS, A WIDOW;
 THENCE NORTH 89° 35' 36" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 40 FEET THEREOF.

PROJECT DESCRIPTION:

PROPOSAL TO CHANGE THE GENERAL PLAN FOUNDATION COMPONENT TO "RURAL COMMUNITY - LOW DENSITY RESIDENTIAL" TO ALLOW THE PREVIOUSLY APPROVED TENTATIVE TRACT MAP 30259 FOR 26 SINGLE FAMILY DWELLINGS, AND ASSOCIATED GRADING PLAN, UTILITY IMPROVEMENTS AND BUILDINGS TO BE COMPLETED.

THE TENTATIVE MAP HAS EXPIRED BUT SUBSTANTIAL WORK WAS COMPLETED, INCLUDING ROUGH GRADING OF ALL PADS, SUBGRADE PREPARATION OF THE STREET, INSTALLATION OF THE DOMESTIC WATER SYSTEM, AND ISSUANCE OF ALL BUILDING PERMITS.

THE PROJECT WAS PUT ON HOLD AT THE TIME OF THE 2008 ECONOMIC DOWNTURN. THE GENERAL PLAN LAND USE WAS ALTERED AFTER THE FACT, AND THE APPLICANT REQUESTS IT BE CHANGED TO A DESIGNATION COMPATIBLE WITH COMPLETING THE DEVELOPMENT AS ORIGINALLY PROPOSED.

THE PROPOSED PROJECT DENSITY IS IDENTICAL TO THE EXISTING TRACT MAPS TO THE WEST AND NORTH. IT IS NOT UNDERSTOOD WHY THE LAND USE WAS CHANGED OVER THE EXISTING DEVELOPED SUBDIVISIONS TO THE WEST AND NORTH.

EXISTING FOUNDATION COMPONENT:

RURAL

PROPOSED FOUNDATION COMPONENT:

RURAL COMMUNITY

EXISTING GENERAL PLAN LAND USE:

GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL RR-1 DU/5 ACRES
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OR GENERAL PLAN SPECIAL POLICY AREA.

PROPOSED GENERAL PLAN LAND USE:

GENERAL PLAN DESIGNATION: RC - RURAL COMMUNITY LDR - LOW DENSITY RESIDENTIAL - 0.5 ACRE MINIMUM LOT SIZE
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OR GENERAL PLAN SPECIAL POLICY AREA.

CURRENT LAND USE:

VACANT - WITH SOME GRADING AND IMPROVEMENTS PREVIOUSLY COMPLETED

PROPOSED LAND USE:

26 LOT SINGLE FAMILY SUBDIVISION

EXISTING ZONING:

EXISTING ZONING: W-2

PROPOSED ZONING:

PROPOSED ZONING: R-1

A CHANGE OF ZONE APPLICATION WILL ACCOMPANY THE TENTATIVE MAP APPLICATION

RELATED CASE NUMBERS:

EXPIRED TENTATIVE TRACT MAP: TR30259 & TR30259R1

PRIOR ENVIRONMENTAL: C6F01889, EA38460, FP3129, PDA03061

PRIOR GRADING: BGR040369

PRIOR IMPROVEMENT PLAN: IPO20093

PRIOR BUILDING PERMITS: BR5049171, BR5049173, BR5049183, BR5049186, BR5049200

APPLICANT/OWNER:

BILL DEANE
 145 NORTH BAY FRONT
 BALBOA ISLAND, CA 92662
 (760) 688-2777
 BILL@EGANCIVIL.COM

AREA OF LANDS UNDER CONSIDERATION:

AREA = 15.62 ACRES.

UTILITY COMPANIES:

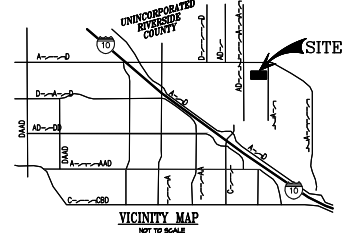
GAS CO. SOUTHERN CALIFORNIA GAS
 POWER CO. SOUTHERN CALIFORNIA EDISON
 WATER CO. COACHELLA VALLEY WATER DISTRICT
 SEWER CO. PRIVATE SANITARY SEPTIC SYSTEMS
 SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT

FEMA FLOOD ZONE INFORMATION:

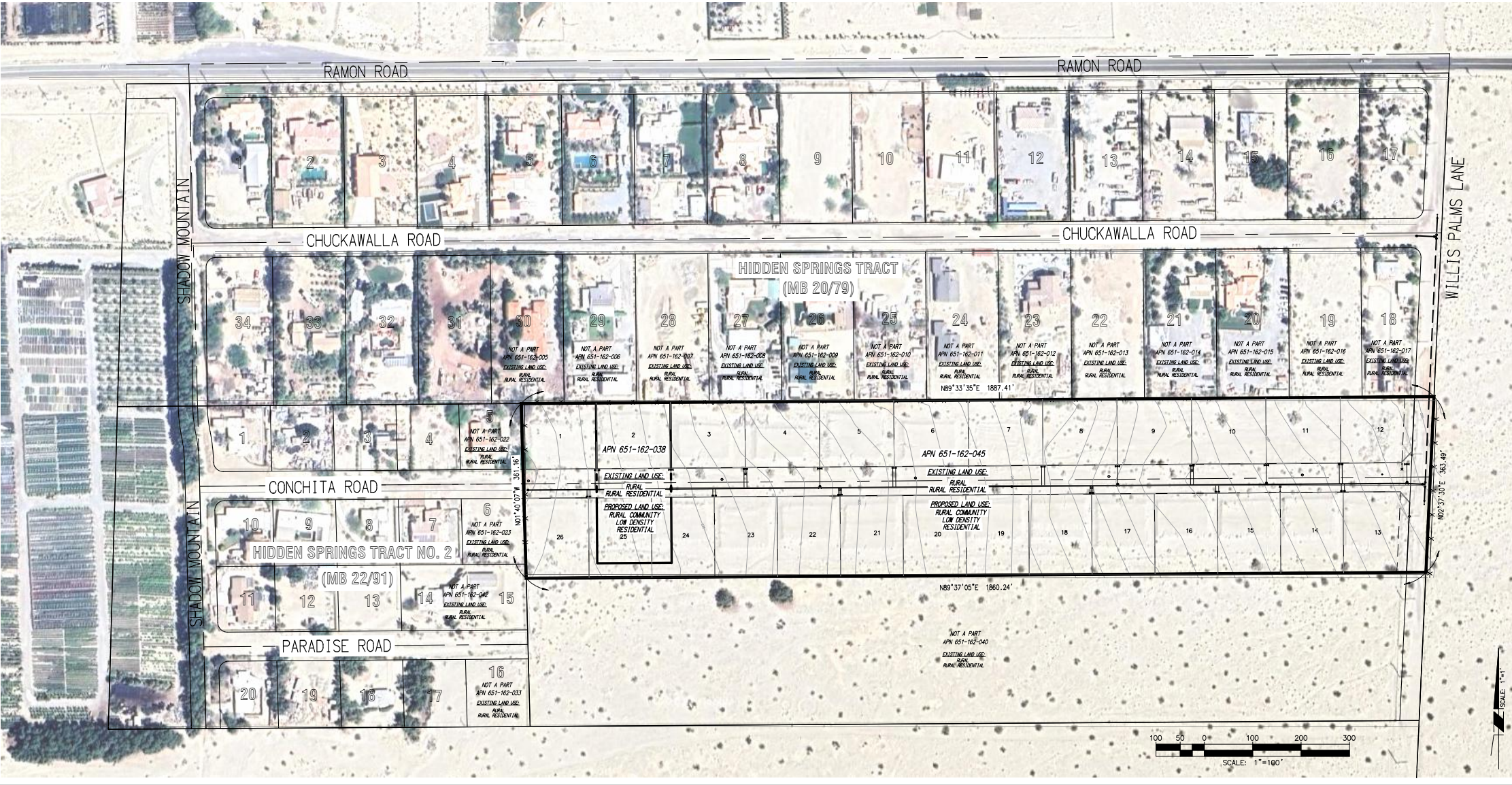
FEMA MAP PANEL 060650 1805 G - EFFECTIVE AUGUST 28, 2008 - ZONE AO - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVAL FAN FLOODING, VELOCITIES ALSO DETERMINED. [D = 2.0, V = 7 FPS.]

ASSESSOR'S PARCEL NO'S:

651-162-038 AND 651-162-045

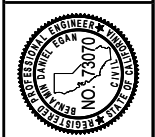


PROJECT ADDRESS:
 CHUCKAWALLA ROAD & SHADOW MOUNTAIN
 THOUSAND PALMS, CA 92276



NO.	DESCRIPTION	DATE	BY	APP'D

EGAN CIVIL, INC.
 PROFESSIONAL ENGINEER - LAND SURVEYING
 145 NORTH BAY FRONT
 BALBOA ISLAND, CA 92662
 (760) 688-2777
 WWW.EGANCIVIL.COM



BILL DEANE
 145 NORTH BAY FRONT
 BALBOA ISLAND, CA 92662
 (760) 688-2777
 BILL@EGANCIVIL.COM

MIN INCORPORATED TERRITORY OF RIVERSIDE COUNTY OF CALIFORNIA
 A PORTION OF THE N 1/2 OF THE NE 1/4 OF
 SEC. 22, T. 4 S., R. 6 E., S.B.M.
GENERAL PLAN AMENDMENT
 AMENDMENT
 PROPOSED FOUNDATION COMPONENT

FOR: BILL DEANE
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS NOTED
 JOB NUMBER: 20241272
 DATE: 09/01/2025
SHEET 1 of 1
 FILE NO. 20241272
 PLOT DATE: SEPTEMBER 1, 2025



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 28006)
MEETING DATE:
Monday, June 30, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for a resubmittal of an expired Tentative Tract Map for a 26-lot subdivision for single family dwellings, and associated grading plan, utility improvements, and buildings to be completed. Although the Tentative Tract Map has expired, substantial work has been completed, including rough grading of all pads, subgrade preparation for the street, installation of the domestic water system, and issuance of all necessary building permits. 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 GPA240032 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Applicant: Bill Deane – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: north of Paradise Road, east of Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane – APNs: 651-162-038 & -045. - Project Planner: Jordan Leffew at (951) 955-9721 or email at jleffew@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240032
Environmental Type:	Exemption
Area Plan No.	Western Coachella Valley
Zoning Area/District:	Thousand Palms District
Supervisorial District:	Fourth District
Project Planner:	Jordan Leffew
Project APN(s):	651-162-038 & (-045)
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 6/24/2025

PROJECT DESCRIPTION AND LOCATION

The Foundation Component General Plan Amendment No. 240032 (GPA240032) 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 Medium Density Residential (CD:MDR), on two (2) parcels, totaling 15.12 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The two (2) parcels are located north of Paradise Road, east of Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032).

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:	Medium Density Residential (CD:MDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Conservation Habitat (OS:CH)
South:	Conservation Habitat (OS:CH)
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) R-A- 2 ½ (Residential Agricultural, 2 ½ acre)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

Located Within:

City's Sphere of Influence:	Yes – Cathedral City
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Maybe
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:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	Yes – Thousand Palms

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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 (GPA240032) 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-GPA240032 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for a resubmittal of an expired Tentative Tract Map for a 26-lot subdivision for single family dwellings, and associated grading plan, utility improvements, and buildings to be completed. Although the Tentative Tract Map has expired, substantial work was completed, including rough grading of all pads, subgrade preparation of the street, installation of the domestic water system, and issuance of all building permits. The parcels are not located in a policy or overlay.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240032 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a 26-lot subdivision Tentative Tract Map to allow for continued development of the project site from previous development efforts from the 2000s.

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 Medium Density Residential (CD:MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. However, intensive animal keeping is discouraged. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

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 300 feet of the project site for the General Plan Advisory Committee hearing.

No comments have been received since 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

GPA240032

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

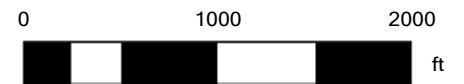
District: 4

Date: 5-19-2025

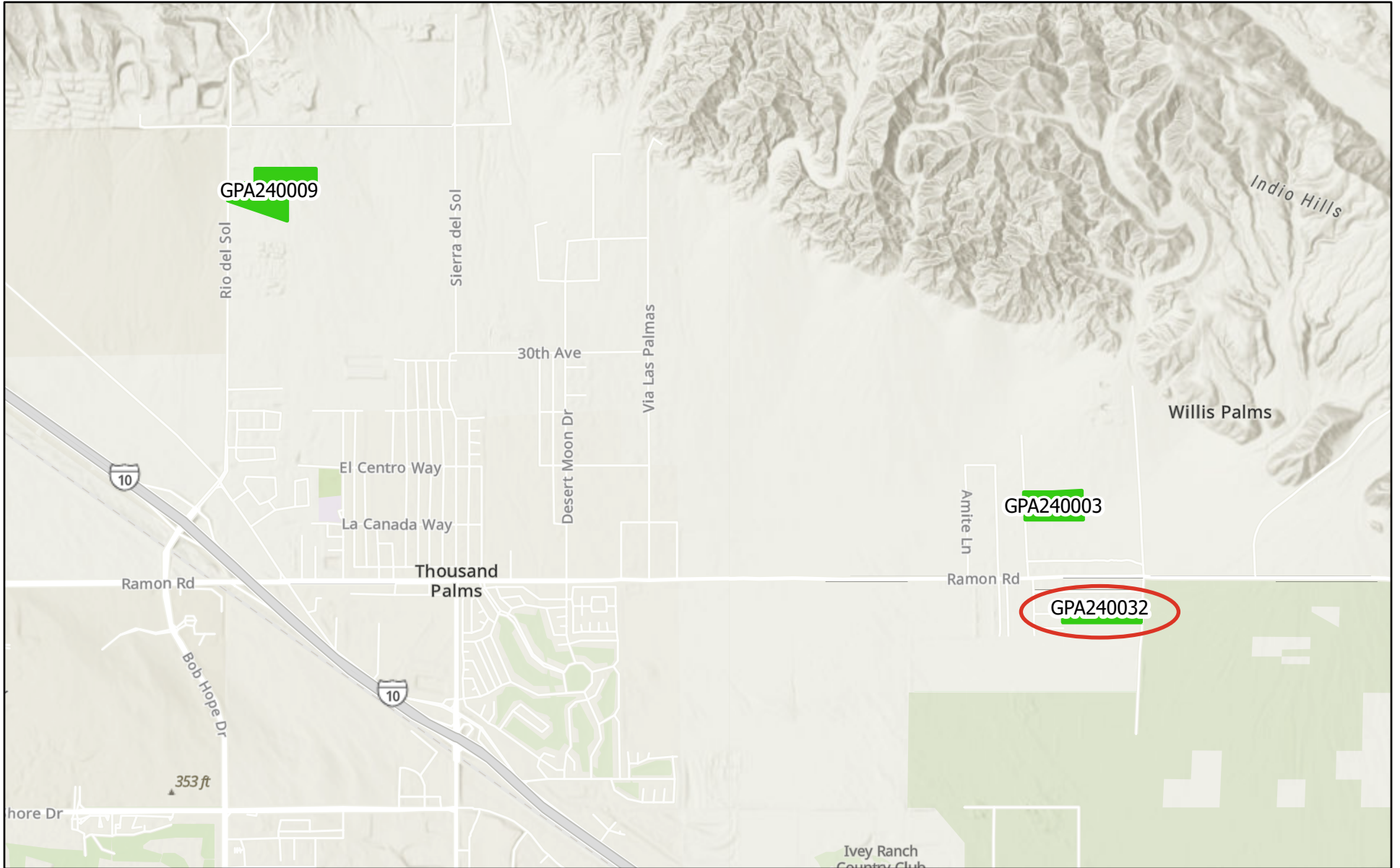


Zoning Area/District: THOUSAND PALMS

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>



FGPA Status Map

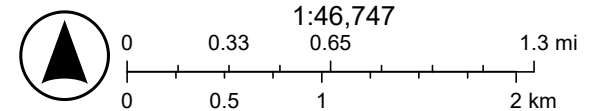


5/19/2025

FGPA Web Map

World_Hillshade

 Active



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

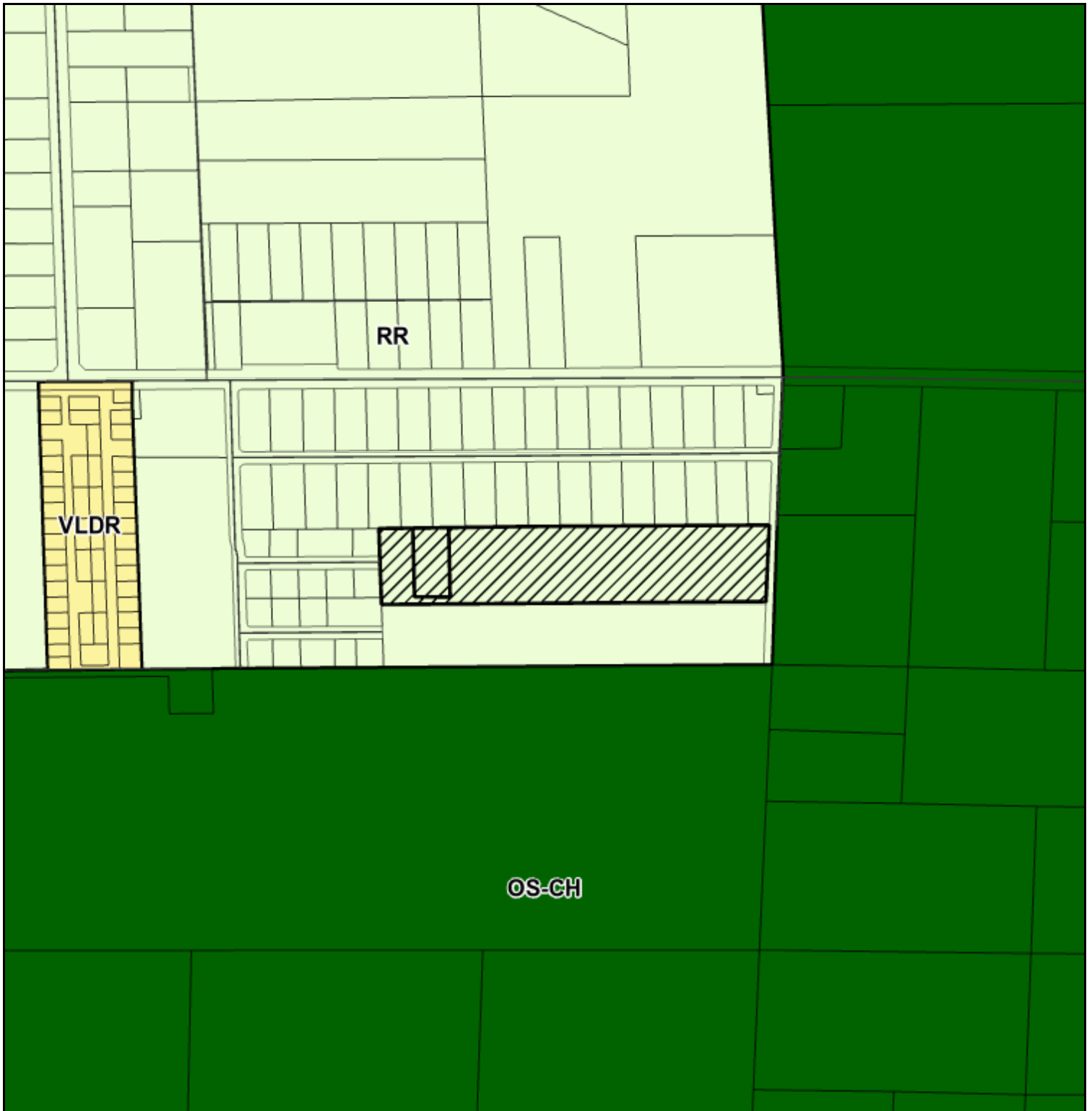
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 5-19-2025

Exhibit: 5



Zoning Area/District: THOUSAND PALMS



Author:

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

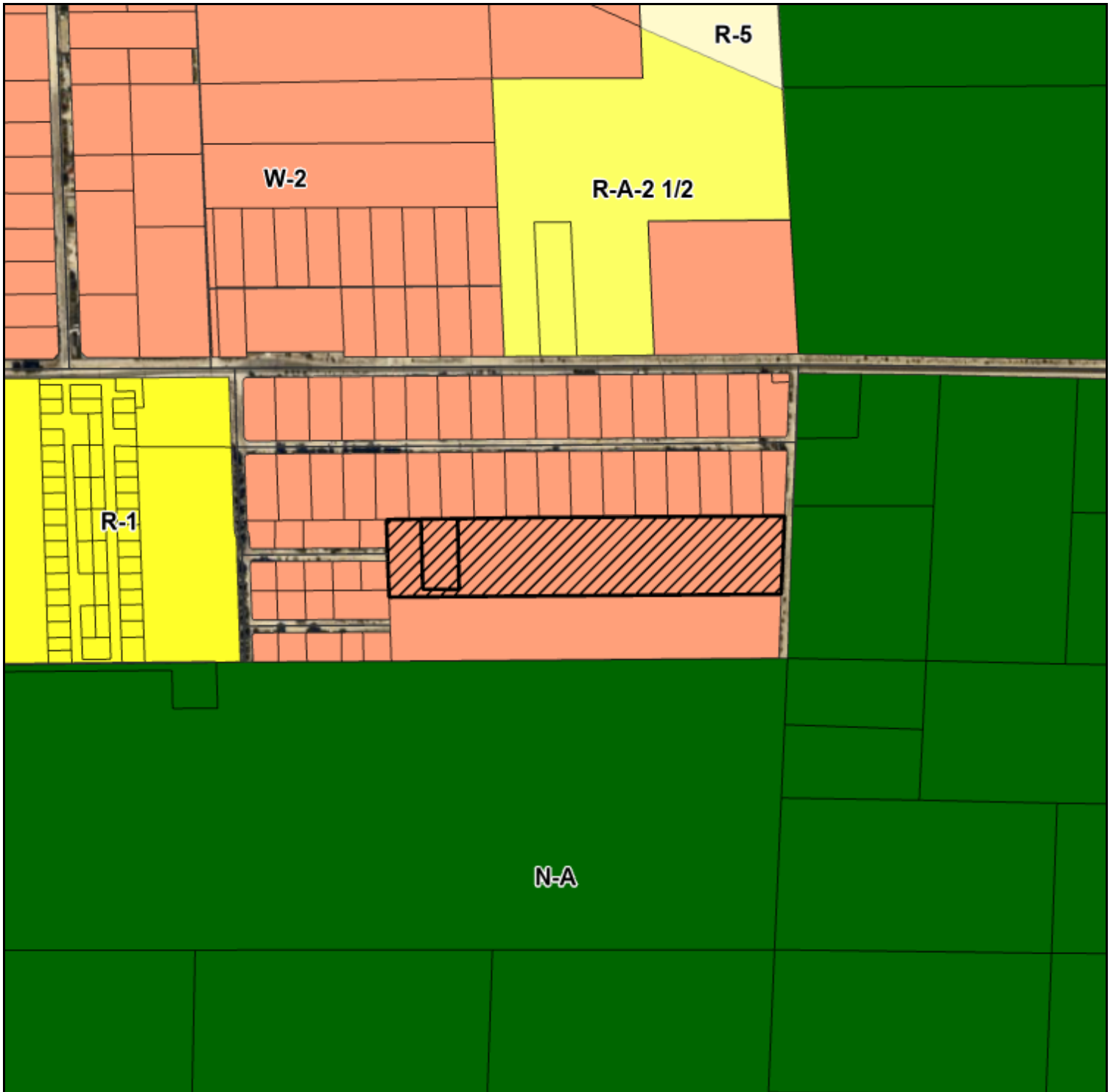
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

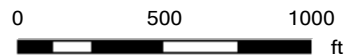
Date: 5-19-2025

Exhibit: 2



Zoning Area/District: THOUSAND PALMS

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





John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240032)

Planning Case APN(s): 651-162-038 & (-045)

I, Jordan Leffew certify that on May 19, 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 300 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

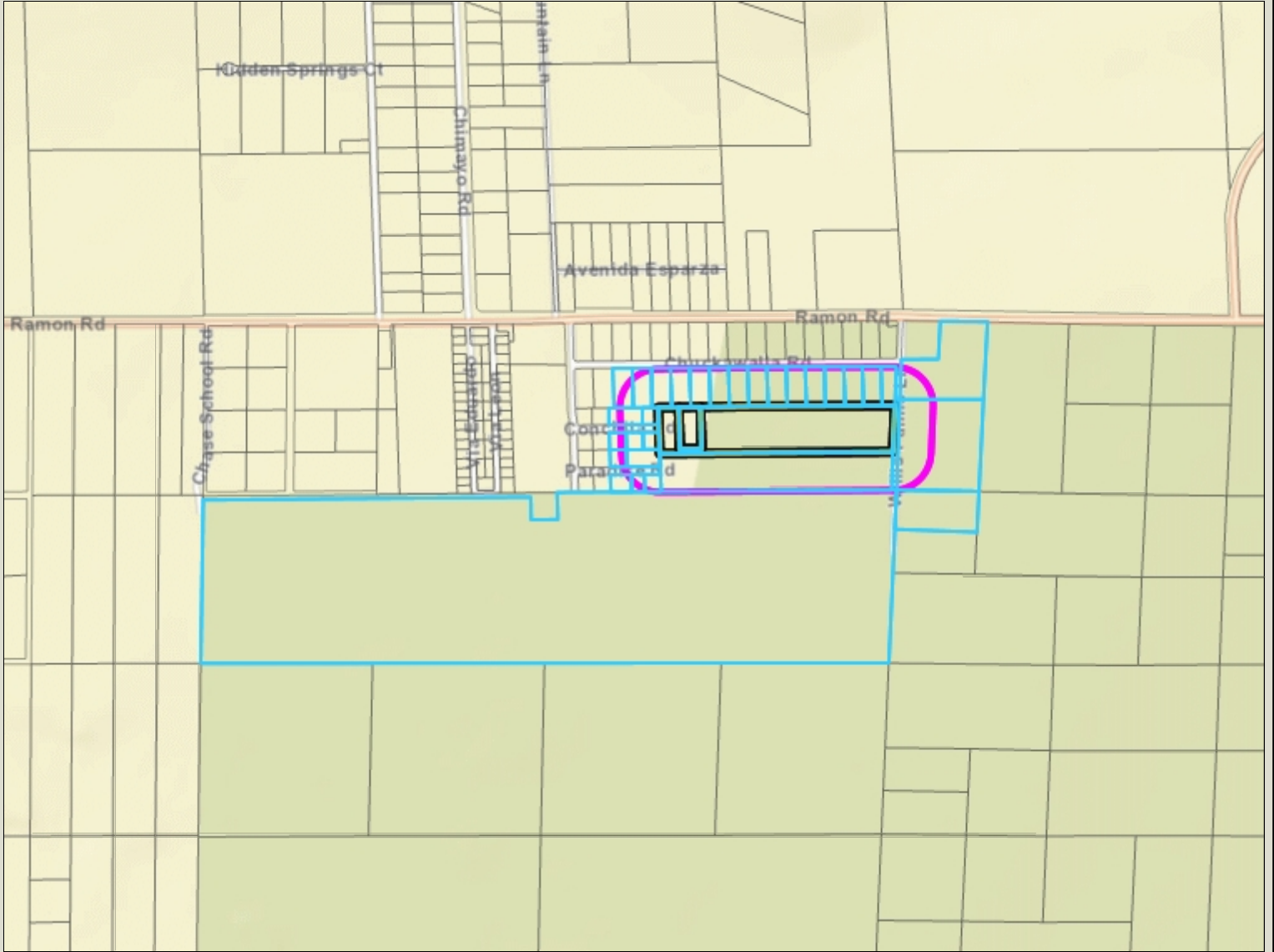
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240032



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes



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... 5/19/2025 3:00:19 PM

© Riverside County RCIT

651162003
PADILLA JOSE & MARIANNE LIVING TRUST
UTD DTD 08/22/22
PO BOX 674
THOUSAND PALMS CA 92276

651162004
SIDRONION DIAZ
P O BOX 755
THOUSAND PLMS CA 92276

651162005
SERAFIN LEON
75651 CHUCKAWALLA RD
THOUSANDPALMS CA 92276

651162006
WILLIAM D. HORTON
P O BOX 284
THOUSAND PALMS CA 92276

651162007
ROBERT JANELLE
PO BOX 6299
LA QUINTA CA 92248

651162008
DANIEL P. SALAZAR
75755 CHUCKAWALLA RD
THOUSAND PALMS CA 92276

651162009
RAMON PEREZ
PO BOX 53
THOUSAND PALMS CA 92276

651162010
JOHN L. DELEON
83212 DILLON AVE
INDIO CA 92201

651162011
DANIEL SALAZAR
30700 MONTE VISTA WAY
THOUSAND PALMS CA 92276

651162012
ENRIQUETA HERAS
75835 CHUCKWALLA RD
THOUSAND PALMS CA 92276

651162013
BRECHTEL PENELOPE ELIZABETH ESTATE
OF
2555 MAPLE DR
HEMET CA 92545

651162014
CHRISTOPHER MARTINEZ
29825 HAPPY VALLEY DR
DESERT HOT SPRINGS CA 92241

651162015
AINSWORTH FAMILY TRUST DATED
5/14/1993
PO BOX 3972
PALM DESERT CA 92261

651162016
LOPEZ MANUEL R & MICKEY M TRUST DTD
09/26/00
68335 CORTA RD
CATHEDRAL CITY CA 92234

651162017
JOHN FIAMENGO
52555 VINO ST
LA QUINTA CA 92253

651162022
FERNANDEZ CRUZ REVOCABLE TRUST
12800 AVENIDA SERENA
DESERT HOT SPRINGS CA 92240

651162023
DAVID ALAN HUNTER
2312 CARDILLO AVE
PALM SPRINGS CA 92262

651162024
CHRISTIAN JOVANNY ARAUJO
75615 CONCHITA RD
THOUSAND PALMS CA 92276

651162025
SHARON C. ONORATI
5200 E WALTON ST
LONG BEACH CA 90815

651162030
SHAWN M. NEVINS
P O BOX 517
THOUSAND PALMS CA 92276

651162033
ANTONIO BURGOS
17557 CALLE DE AMIGOS
MORENO VALLEY CA 92551

651162034
GARY P. DENT
6134 JUMILLA AVE
WOODLAND HILLS CA 91367

651162038
WILLIAM DEANE
P O BOX 5140
BALBOA ISLAND CA 92662

651162040
BRIBIESCA MARIA ELENA TRUST DTD
02/07/24
PO BOX 2735
INDIO CA 92202

651162042
SHAWN M. NEVINS
P O BOX 517
THOUSAND PALMS CA 92276

651162043
GARY P. DENT
6134 JUMILLA AVE
WOODLAND HILLS CA 91367

651162044
MONEIM FADALI
2586 ABERDEEN AVE
LOS ANGELES CA 90027

651162045
WILLIAM DEANE
P O BOX 5140
BALBOA ISLAND CA 92662

651170003
STATE OF CALIF
1416 NINTH ST #1206-22
SACRAMENTO CA 95814

651190002
USA 651

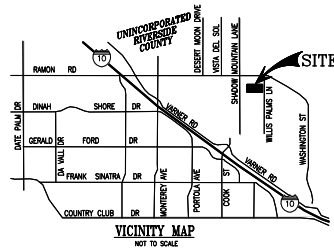
651190009
USA 651

651190024
USA 651

LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION;
 THENCE NORTH 02° 37' 30" EAST, ON THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 306.70 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JEANNE A. SAUNDERS, A WIDOW, BY DEED FILED FOR RECORD JANUARY 11, 1962 AS INSTRUMENT NO. 2850 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 02° 37' 30" EAST ON THE EAST ON THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 363.56 FEET TO THE SOUTHWEST CORNER OF HOODEN SPRINGS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 00, PAGE 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTH 89° 33' 10" WEST ON THE SOUTHERLY LINE OF SAID HOODEN SPRINGS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 00, PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTH 01° 31' 30" EAST ON THE EASTERLY LINE OF SAID HOODEN SPRINGS TRACT NO. 2, A DISTANCE OF 361.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO JEANNE A. SAUNDERS, A WIDOW;
 THENCE NORTH 89° 33' 30" EAST TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY 40 FEET THEREOF.

PROPOSED GENERAL PLAN AMENDMENT

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN



PROJECT DESCRIPTION:
 GENERAL PLAN LAND USE ELEMENT CHANGE FROM RR TO CD-MDR

ASSESSOR'S PARCEL NO'S:
 651-162-038 AND 651-162-045

EXISTING GENERAL PLAN LAND USE:
 GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL
 RR - 1 DU/3 ACRES
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OR GENERAL PLAN SPECIAL POLICY AREA.

PROPOSED GENERAL PLAN LAND USE:
 GENERAL PLAN DESIGNATION: COMMUNITY DEVELOPMENT
 MDR - MEDIUM DENSITY RESIDENTIAL - 2-5 DU/ACRE
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OR GENERAL PLAN SPECIAL POLICY AREA.

CURRENT LAND USE:
 VACANT - WITH SOME GRADING AND IMPROVEMENTS PREVIOUSLY COMPLETED

PROPOSED LAND USE:
 28 LOT SINGLE FAMILY SUBDIVISION

EXISTING ZONING:
 EXISTING ZONING: W-2

PROPOSED ZONING:
 PROPOSED ZONING: R-1
 A CHANGE OF ZONE APPLICATION WILL ACCOMPANY THE TENTATIVE MAP APPLICATION

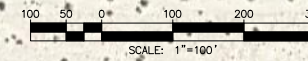
APPLICANT/OWNER:
 BILL DEANE
 145 NORTH BAY FRONT
 BALBOA ISLAND, CA 92662
 (760) 688-2777
 BILL.DEANE@GMAIL.COM

RELATED CASE NUMBERS:
 EXPANDED TENTATIVE TRACT MAP 20228
 PRIOR ENVIRONMENTAL - CSD00089, EA334860, FFP328, PD0430681
 PRIOR GRADING - BR040369
 PRIOR IMPROVEMENT PLAN - BR000893
 PRIOR BUILDING PERMITS BR048171 TO BR048200.

PROJECT ADDRESS:
 HORNELL AVENUE
 BERMUDA DUNES, CA

UTILITY COMPANIES:
 GAS CO. SOUTHERN CALIFORNIA GAS
 POWER CO. SOUTHERN CALIFORNIA EDISON
 WATER CO. COACHELLA VALLEY WATER DISTRICT
 SEWER CO. PRIVATE SEPTIC SYSTEMS
 SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT

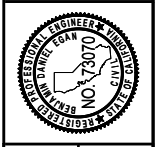
FEMA FLOOD ZONE INFORMATION
 FEMA MAP PANEL 06065C 1605 0 - EFFECTIVE AUGUST 28, 2008 -
 ZONE A0 - FLOOD DEPTHS OF 1 TO 3 FEET USUALLY SHEET FLOW ON SLOPING TERRAIN; AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVAL FAN FLOODING; VELOCITIES ALSO DETERMINED. [D = 2.0, W = 7 FPS]



NO.	DATE	DESCRIPTION	BY	DATE	REVISIONS

EGAN CIVIL, INC.
 PROFESSIONAL ENGINEER - LAND SURVEYING
 NO. 73870
 1000 S. UNIVERSITY AVENUE, SUITE 100
 P.O. BOX 5782, LA QUINCY, CA 92748-5782
 (760) 404-7653 WWW.EGANCIVIL.COM

DATE: 05/02/2024
 REVISION: 01



BILL DEANE
 145 NORTH BAY FRONT
 BALBOA ISLAND, CA 92662
 (760) 688-2777
 BILL.DEANE@GMAIL.COM

UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 A PORTION OF THE N 1/2 OF THE NE 1/4 OF
 OF SEC. 22, T. 4 S., R. 6 E., S.B.M.
GENERAL PLAN AMENDMENT
 AMENDMENT
 PROPOSED FOUNDATION COMPONENT

FOR: BILL DEANE

DRAWN BY: BDC/NW
 CHECKED BY: BDC
 SCALE: AS NOTED
 JOB NUMBER: 20241272
 DATE: APRIL 3, 2024

SHEET
1 of 1
 FILE NO. 20241272

PLOT DATE: APRIL 3, 2024



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 28383)


MEETING DATE:

Wednesday, August 06, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032) – Applicant: Bill Deane – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Existing Zoning: W-2 (Controlled Development Areas) – Existing Land Use: Rural Residential (R:RR) – Location: North of Paradise Road, east of Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240032 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for a resubmittal of an expired Tentative Tract Map for a 26-lot subdivision for single family dwellings, and associated grading plan, utility improvements, and buildings to be completed. Although the Tentative Tract Map has expired, substantial work has been completed, including rough grading of all pads, subgrade preparation for the street, installation of the domestic water system, and issuance of all necessary building permits. 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 GPA240032 is initiated by the Board of Supervisors – APNs: 651-162-038 & -045 – Project Planner: Jordan Leffew at (951) 955-9721, or email at jleffew@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240032
Environmental Type:	Exemption
Area Plan No.	Western Coachella Valley
Zoning Area/District:	Thousand Palms District
Supervisorial District:	Fourth District
Project Planner:	Jordan Leffew
Project APN(s):	651-162-038 & -045
Continued From:	



John Hildebrand, Planning Director 7/30/2025

PROJECT DESCRIPTION AND LOCATION

The Foundation Component General Plan Amendment No. 240032 (GPA240032) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

(CD) and amend its Land Use Designation from Rural Residential (R:RR) to Medium Density Residential (CD:MDR), on two (2) parcels, totaling 15.12 gross acres.

The two (2) parcels are located north of Paradise Road, east of Conchita Road, south of Chuckawalla Road, and west of Willis Palms Lane.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240032 (GPA240032).

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:	Medium Density Residential (CD:MDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Conservation Habitat (OS:CH)
South:	Conservation Habitat (OS:CH)
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)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	R-A- 2 ½ (Residential Agricultural, 2 ½ acre minimum)
East:	N-A (Natural Assets)
South:	N-A (Natural Assets)
West:	W-2 (Controlled Development Areas)
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Dwellings
South:	Vacant
East:	Vacant
West:	Single Family Dwellings

Located Within:

City's Sphere of Influence:	Yes – Cathedral City
Community Service Area (“CSA”):	Yes – 152
Special Flood Hazard Zone:	Maybe
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:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community	Yes – Thousand Palms

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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 (GPA240032) 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-GPA240032 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for a resubmittal of an expired Tentative Tract Map for a 26-lot subdivision for single family dwellings, and associated grading plan, utility improvements, and buildings to be completed. Although the Tentative Tract Map has expired, substantial work was completed, including rough grading of all pads, subgrade preparation of the street, installation of the domestic water system, and issuance of all building permits. The parcels are not located in a policy or overlay.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240032 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a 26-lot subdivision Tentative Tract Map to allow for continued development of the project site from previous development efforts from the 2000s.

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 Medium Density Residential (CD:MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. However, intensive animal keeping is discouraged. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

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

One (1) comment was received after the close of the GPAC public hearing and as of the writing of this staff report. The comment indicated concerns about potential development of affordable housing and future road and water infrastructure plans.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240032 was held before the General Plan Advisory Committee on June 30, 2025. One (1) comment was 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 one (1) member of the public provided public testimony.

The comment received was against the initiation of a General Plan Amendment, and a few highlighted concerns included: the harmful loss of rural values, character, and lifestyle, light and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

noise pollution, declining property values, increased traffic congestion, and the long-term desirability of the area.

The Committee discussed the project. One GPAC member asked the representative a question regarding the surrounding lot sizes. The final result of the Committee's discussion of the initiation is provided below.

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

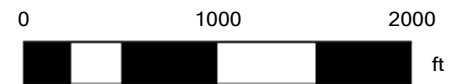
District: 4

Date: 5-19-2025

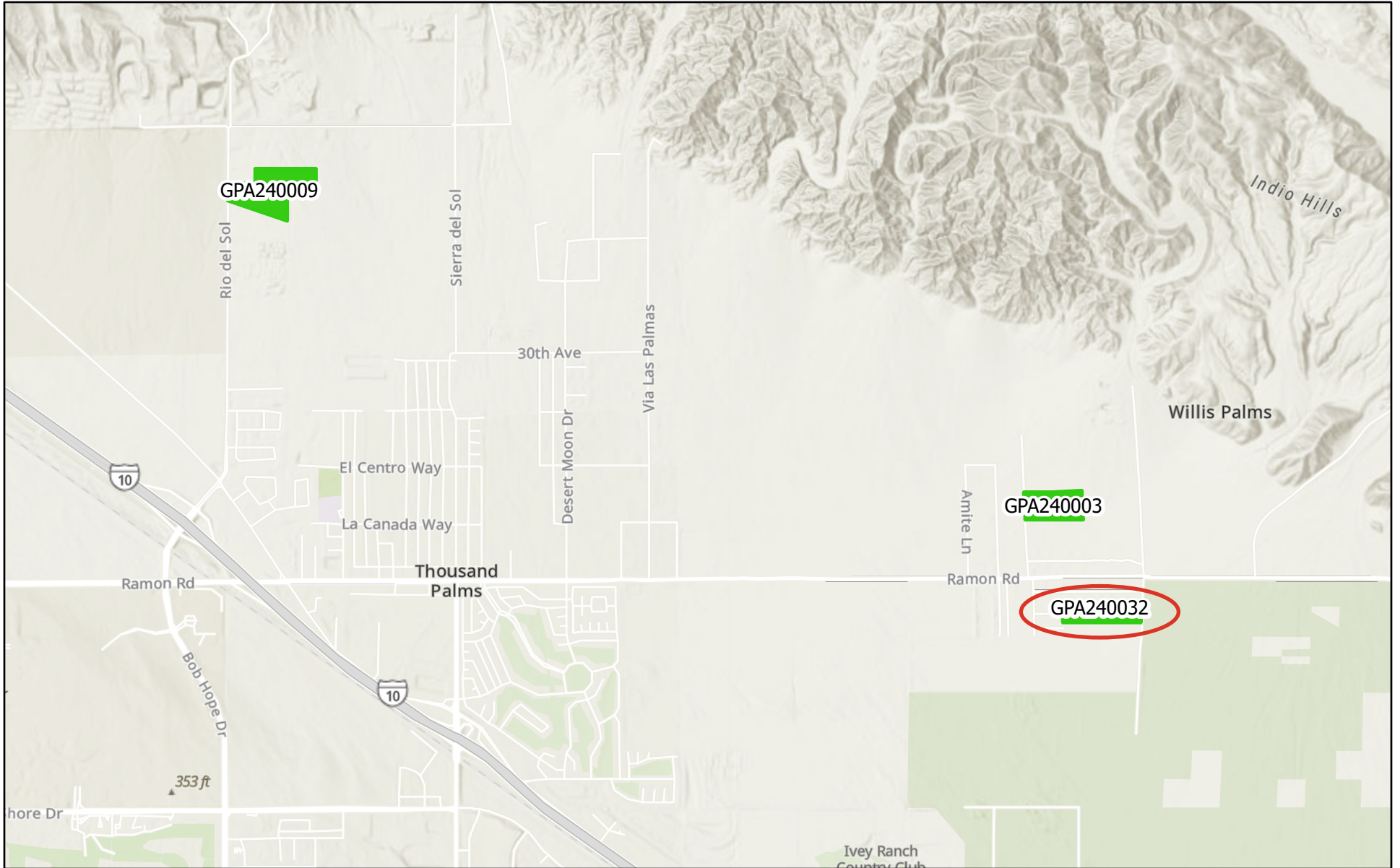


Zoning Area/District: THOUSAND PALMS

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>



FGPA Status Map

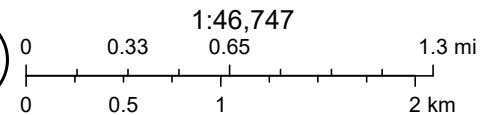


5/19/2025

FGPA Web Map

World_Hillshade

 Active



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

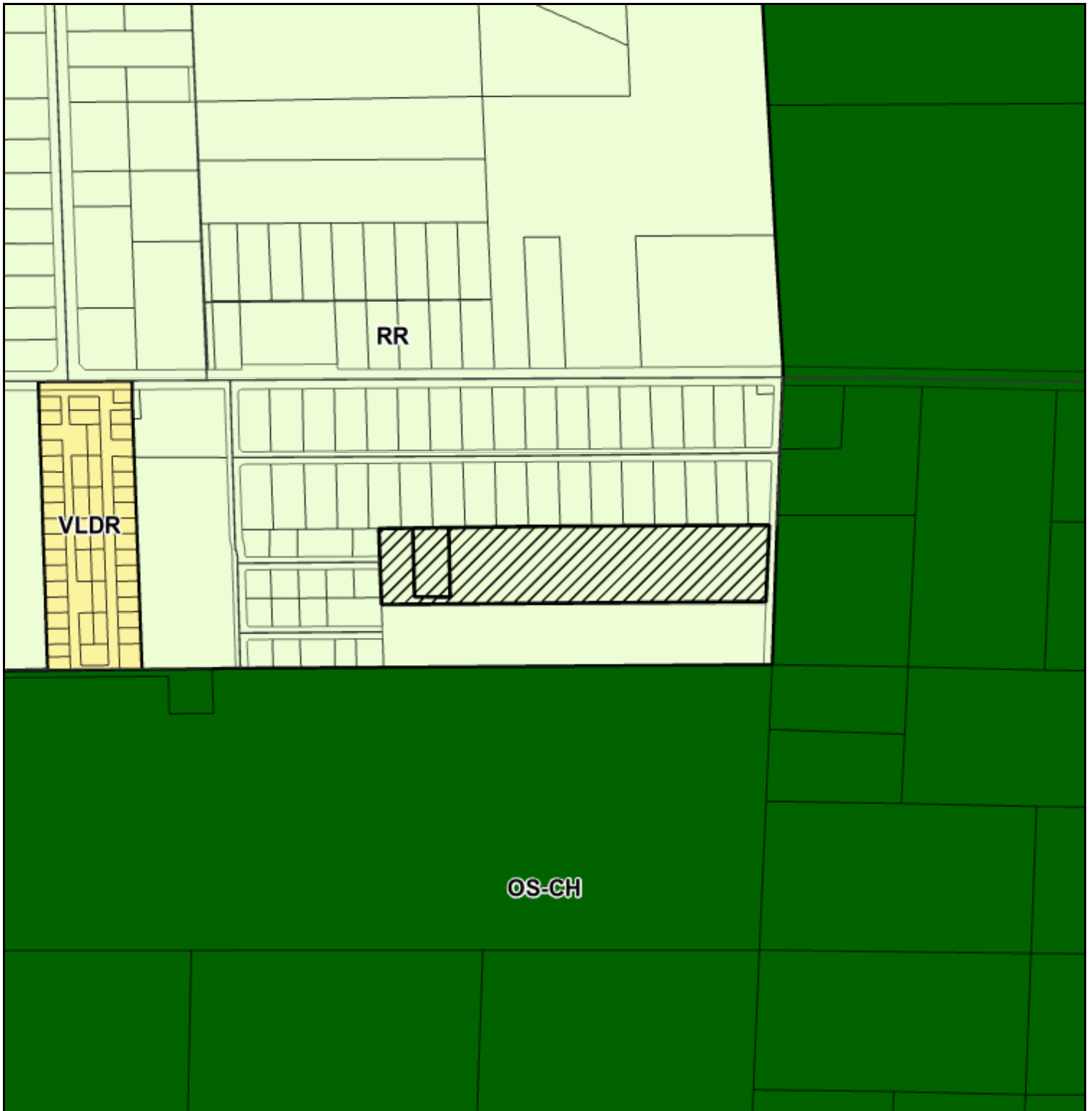
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

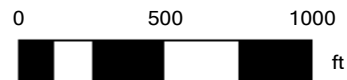
District: 4

Date: 5-19-2025

Exhibit: 5



Zoning Area/District: THOUSAND PALMS



Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240032

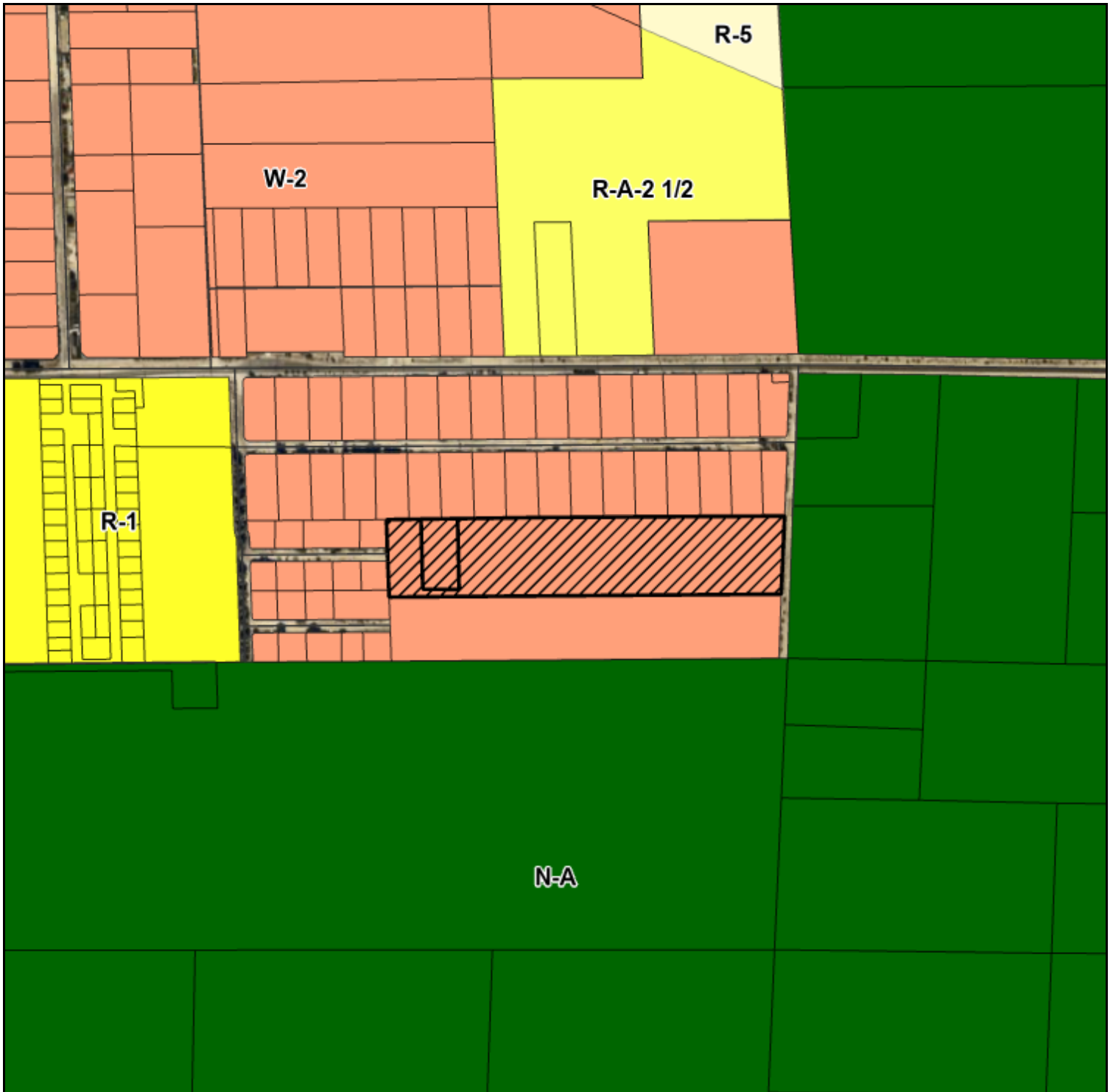
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

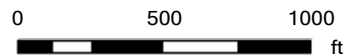
Date: 5-19-2025

Exhibit: 2



Zoning Area/District: THOUSAND PALMS

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





John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240032)

Planning Case APN(s): 651-162-038 & (-045)

I, Jordan Leffew certify that on May 19, 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 300 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

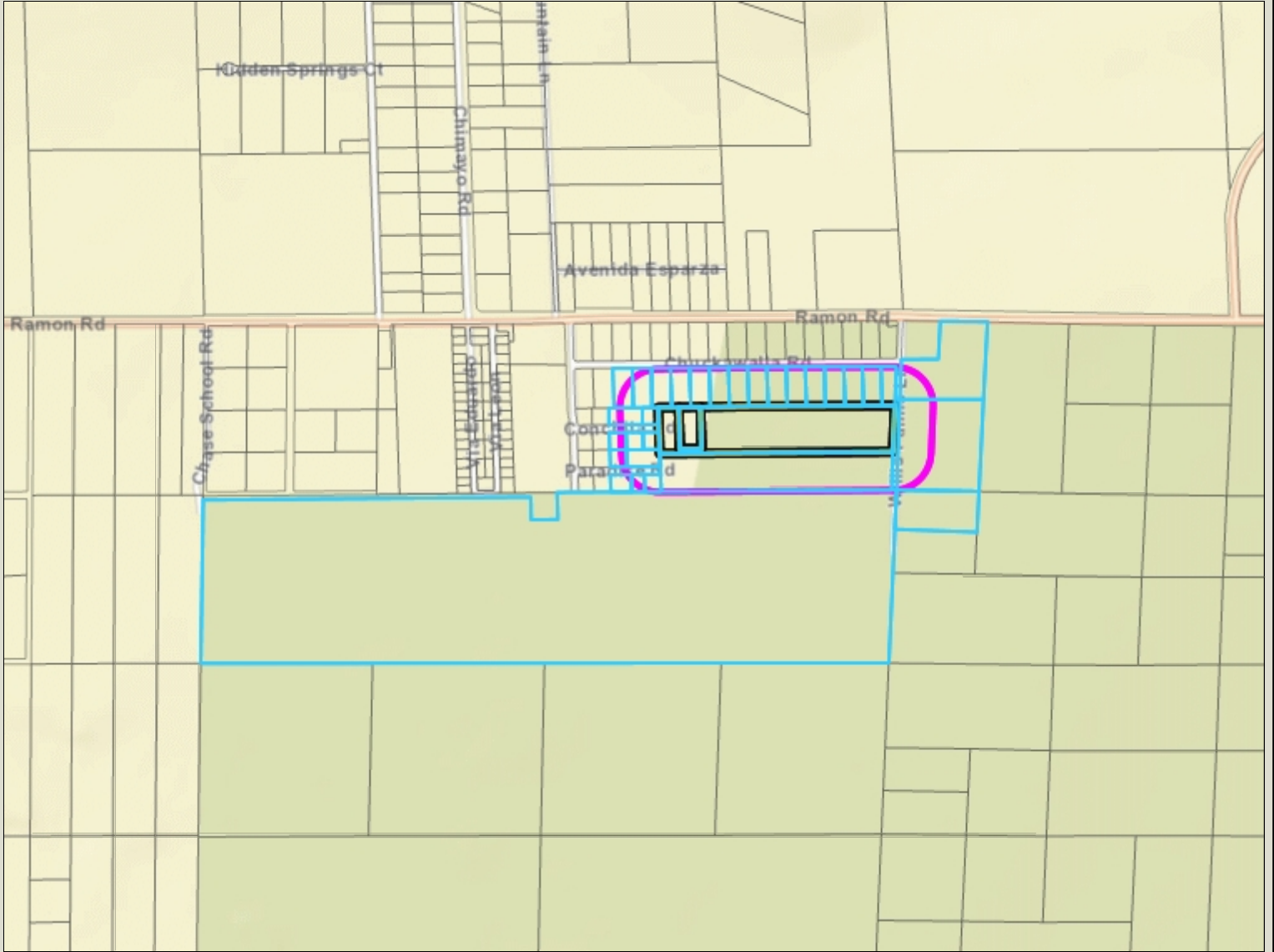
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240032



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes



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... 5/19/2025 3:00:19 PM

© Riverside County RCIT

651162003
PADILLA JOSE & MARIANNE LIVING TRUST
UTD DTD 08/22/22
PO BOX 674
THOUSAND PALMS CA 92276

651162004
SIDRONION DIAZ
P O BOX 755
THOUSAND PLMS CA 92276

651162005
SERAFIN LEON
75651 CHUCKAWALLA RD
THOUSANDPALMS CA 92276

651162006
WILLIAM D. HORTON
P O BOX 284
THOUSAND PALMS CA 92276

651162007
ROBERT JANELLE
PO BOX 6299
LA QUINTA CA 92248

651162008
DANIEL P. SALAZAR
75755 CHUCKAWALLA RD
THOUSAND PALMS CA 92276

651162009
RAMON PEREZ
PO BOX 53
THOUSAND PALMS CA 92276

651162010
JOHN L. DELEON
83212 DILLON AVE
INDIO CA 92201

651162011
DANIEL SALAZAR
30700 MONTE VISTA WAY
THOUSAND PALMS CA 92276

651162012
ENRIQUETA HERAS
75835 CHUCKWALLA RD
THOUSAND PALMS CA 92276

651162013
BRECHTEL PENELOPE ELIZABETH ESTATE
OF
2555 MAPLE DR
HEMET CA 92545

651162014
CHRISTOPHER MARTINEZ
29825 HAPPY VALLEY DR
DESERT HOT SPRINGS CA 92241

651162015
AINSWORTH FAMILY TRUST DATED
5/14/1993
PO BOX 3972
PALM DESERT CA 92261

651162016
LOPEZ MANUEL R & MICKEY M TRUST DTD
09/26/00
68335 CORTA RD
CATHEDRAL CITY CA 92234

651162017
JOHN FIAMENGO
52555 VINO ST
LA QUINTA CA 92253

651162022
FERNANDEZ CRUZ REVOCABLE TRUST
12800 AVENIDA SERENA
DESERT HOT SPRINGS CA 92240

651162023
DAVID ALAN HUNTER
2312 CARDILLO AVE
PALM SPRINGS CA 92262

651162024
CHRISTIAN JOVANNY ARAUJO
75615 CONCHITA RD
THOUSAND PALMS CA 92276

651162025
SHARON C. ONORATI
5200 E WALTON ST
LONG BEACH CA 90815

651162030
SHAWN M. NEVINS
P O BOX 517
THOUSAND PALMS CA 92276

651162033
ANTONIO BURGOS
17557 CALLE DE AMIGOS
MORENO VALLEY CA 92551

651162034
GARY P. DENT
6134 JUMILLA AVE
WOODLAND HILLS CA 91367

651162038
WILLIAM DEANE
P O BOX 5140
BALBOA ISLAND CA 92662

651162040
BRIBIESCA MARIA ELENA TRUST DTD
02/07/24
PO BOX 2735
INDIO CA 92202

651162042
SHAWN M. NEVINS
P O BOX 517
THOUSAND PALMS CA 92276

651162043
GARY P. DENT
6134 JUMILLA AVE
WOODLAND HILLS CA 91367

651162044
MONEIM FADALI
2586 ABERDEEN AVE
LOS ANGELES CA 90027

651162045
WILLIAM DEANE
P O BOX 5140
BALBOA ISLAND CA 92662

651170003
STATE OF CALIF
1416 NINTH ST #1206-22
SACRAMENTO CA 95814

651190002
USA 651

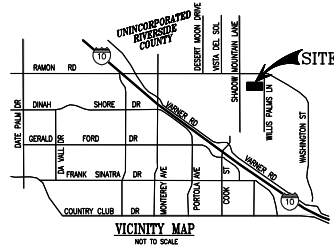
651190009
USA 651

651190024
USA 651

LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION;
 THENCE NORTH 02° 37' 30" EAST, ON THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 306.70 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JEANNE A. SAUNDERS, A WIDOW, BY DEED FILED FOR RECORD JANUARY 11, 1962 AS INSTRUMENT NO. 2850 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 02° 37' 30" EAST ON THE EAST ON THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 363.56 FEET TO THE SOUTHWEST CORNER OF HOODEN SPRINGS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 00, PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTH 89° 33' 10" WEST ON THE SOUTHERLY LINE OF SAID HOODEN SPRINGS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 00, PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE SOUTH 01° 31' 30" EAST ON THE EASTERLY LINE OF SAID HOODEN SPRINGS TRACT NO. 2, A DISTANCE OF 361.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO JEANNE A. SAUNDERS, A WIDOW;
 THENCE NORTH 89° 33' 30" EAST TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THE EASTERLY 40 FEET THEREOF.

PROPOSED GENERAL PLAN AMENDMENT

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN



PROJECT DESCRIPTION:
 GENERAL PLAN LAND USE ELEMENT CHANGE FROM RR TO CD-MDR

ASSESSOR'S PARCEL NO'S:
 651-162-038 AND 651-162-045

EXISTING GENERAL PLAN LAND USE:
 GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL
 RR - 1 DU/3 ACRES
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OR GENERAL PLAN SPECIAL POLICY AREA.

PROPOSED GENERAL PLAN LAND USE:
 GENERAL PLAN DESIGNATION: COMMUNITY DEVELOPMENT
 MDR - MEDIUM DENSITY RESIDENTIAL - 2-5 DU/ACRE
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OR GENERAL PLAN SPECIAL POLICY AREA.

CURRENT LAND USE:
 VACANT - WITH SOME GRADING AND IMPROVEMENTS PREVIOUSLY COMPLETED

PROPOSED LAND USE:
 28 LOT SINGLE FAMILY SUBDIVISION

EXISTING ZONING:
 EXISTING ZONING: W-2

PROPOSED ZONING:
 PROPOSED ZONING: R-1
 A CHANGE OF ZONE APPLICATION WILL ACCOMPANY THE TENTATIVE MAP APPLICATION

APPLICANT/OWNER:
 BILL DEANE
 145 NORTH BAY FRONT
 BALBOA ISLAND, CA 92662
 (760) 688-2777
 BILL.DEANE@GMAIL.COM

RELATED CASE NUMBERS:
 EXPANDED TENTATIVE TRACT MAP 20228
 PRIOR ENVIRONMENTAL - CD00089, EA33460, FP328, PD003061
 PRIOR GRADING - BR040369
 PRIOR IMPROVEMENT PLAN - BR00083
 PRIOR BUILDING PERMITS BR048171 TO BR048200.

PROJECT ADDRESS:
 HORNELL AVENUE
 BERMUDA DUNES, CA

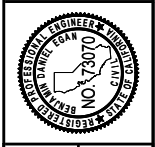
UTILITY COMPANIES:
 GAS CO. SOUTHERN CALIFORNIA GAS
 POWER CO. SOUTHERN CALIFORNIA EDISON
 WATER CO. COACHELLA VALLEY WATER DISTRICT
 SEWER CO. PRIVATE SEPTIC SYSTEMS
 SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT

FEMA FLOOD ZONE INFORMATION
 FEMA MAP PANEL 0606C 1605 0 - EFFECTIVE AUGUST 28, 2008 -
 ZONE A0 - FLOOD DEPTHS OF 1 TO 3 FEET USUALLY SHEET FLOW ON SLOPING TERRAIN; AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVAL FAN FLOODING; VELOCITIES ALSO DETERMINED. [D = 2.0, W = 7 FPS]



NO.	DESCRIPTION	DATE	BY

EGAN CIVIL, INC.
 PROFESSIONAL ENGINEER - LAND SURVEYING
 NO. 73870
 100 BOX 5782 LA QUINIA, CA 92248-5782
 (760) 404-7653 WWW.EGANCIVIL.COM



UNINCORPORATED TERRITORY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 A PORTION OF THE N 1/2 OF THE NE 1/4 OF
 OF SEC. 22, T. 4 S., R. 6 E., S.B.M.
GENERAL PLAN AMENDMENT
 AMENDMENT
 PROPOSED FOUNDATION COMPONENT

FOR: BILL DEANE
 DRAWN BY: BDC/NW
 CHECKED BY: BDC
 SCALE: AS NOTED
 JOB NUMBER: 20241272
 DATE: APRIL 3, 2024

SHEET 1 OF 1

FILE NO. 20241272

PLOT DATE: APRIL 3, 2024

Brianna Perez

75775 Chuckawalla Rd

Thousand Palms, CA

June 30, 2025

To:

Riverside County Planning Commission

Riverside County Board of Supervisors

Planning Department Staff

Riverside County, CA

RE: Formal Objection to GPA240032 Proposed 26-Unit Tract and Rural-to-Medium Density Zoning Change

Dear Planning Commission, County Staff, and Local Representatives,

I am writing as a concerned resident of the rural area of Thousand Palms to firmly oppose the proposed development identified as GPA240032, submitted by property owner and developer Bill Deane, which includes a request to construct 26 residential units and convert existing rural zoning to medium-density residential zoning.

This proposal raises serious concerns about the future of our community and would represent a significant and harmful departure from the values and character that define rural Thousand Palms.

Preserving Community Character

Thousand Palms is a rural community, valued for its open space, quiet surroundings, and low-density lifestyle. Many of the properties hereincluding minehave a distinct ranch appeal, allowing residents to raise animals, enjoy wide open lots, and embrace a lifestyle rooted in space, peace, and self-sufficiency. The ability to sit

outside in the peaceful dark evenings, free from light pollution and community noise, is part of what makes this community truly special. High- or medium-density housing threatens to permanently alter that balance.

Our community has consistently stood up to protect this way of life. In the past, there have been multiple efforts to annex Thousand Palms into neighboring cities, as well as other proposals that would have dramatically changed our rural environment. In every case, residents have shown up in strong numbers to oppose such changes demonstrating the deep shared commitment we have to preserving the rural areas of Thousand Palms as a rural, independent, and close-knit community.

Personal and Long-Term Community Investment

I have lived in Thousand Palms for over 20 years, and my husband has been part of this community since his grade school years. We made a conscious decision over 12 years ago to leave a higher-density area in search of a different way of life one that would allow us to raise our family in peace, surrounded by nature and community values. We owned the property we moved from and currently own the home we reside in here in rural Thousand Palms, demonstrating our long-term commitment and investment in this community. The rural zoning and lifestyle of Thousand Palms were major factors in our move and remain essential to our continued residence here.

We chose this rural area not only for its lifestyle, but also for our mental well-being, seeking peace, quiet, and a healthier environment to support overall better mental health for ourselves and our children.

Property Values & Community Impact

This proposed development also brings serious concerns related to declining property values and increased traffic both of which would compromise the safety, serenity, and long-term desirability of this area. Residents moved here with the understanding that rural zoning protections would ensure a stable, predictable, and peaceful environment.

I respectfully urge the County to reject GPA240032. This project does not reflect the character, needs, or

desires of the Thousand Palms community. I plan to attend and speak at the public hearing, either in person or virtually, to voice these concerns directly, as I know many of my neighbors and the community surrounding us also feel this development threatens the very qualities that make this community so unique and livable.

Thank you for your time, service, and attention to the residents of Thousand Palms.

Sincerely,

Brianna Perez

75775 Chuckawalla Rd

Thousand Palms, CA