

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



ITEM: 22.2
(ID # 27732)

MEETING DATE:

Tuesday, June 10, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006 (GPA240006) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. 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 GPA240006 is initiated by the Board of Supervisors. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Applicant: Ross Yamaguchi c/o Highpointe – Engineer / Representative: Frank Coyle c/o CASC Engineering – Existing Zoning: R-R (Rural Residential) – Existing Land Use: Rural Residential (R: RR) – Location: north of Scott Rd., east of Beeler Rd., south of Loretta Ave., and west of Ashford Ln. – APN: 466-250-007 – 39.09 Gross Acres – Not a Project under CEQA. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006 (GPA240006)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006 (GPA240006)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy


John Hildebrand, Planning Director



Rania Odenbaugh, TLMA Director

6/5/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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. 240006 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: June 10, 2025
xc: TLMA-Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240006 (GPA240006) is a proposal to amend the project site's Foundation Component from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), on one (1) parcel, totaling 39.09 gross acres, to allow for submittal of an application consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R (Rural Residential) to R-4 (Planned Residential).

The parcel is located south of Loretta Ave., north of Scott Rd., east of Beeler Rd., and west of Ashford Ln.

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 (GPA240006) 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 of initiation.

Applicant Proposal

FC-GPA240006 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). The parcel is located in the Highway 79 Policy Area, within the Harvest Valley / Winchester Area Plan.

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. 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. 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.

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If the initiation for GPA240006 is approved, the applicant intends to apply for an implementing project consisting of Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R (Rural Residential) to R-4 (Planned Residential).

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 1000 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240006 was held before the General Plan Advisory Committee on December 16, 2024. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and three (3) members of the public provided public testimony.

Of the public comments received, three (3) were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited traffic issues, concerns with density, decreased value of surrounding lots, and issues with storm drainage.

The Committee discussed the project including the lot size and storm drainage. The applicant provided an update resolving the storm drainage concern and answered questions resolving lot size concern.

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, and 5th District
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240006 was held before the Planning Commission on January 29, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Two (2) members of the public provided public testimony. Of the public comments received, one (1) was against initiation of the General Plan Amendment, and the other one (1) was neutral. Comments against the initiation of the GPA cited traffic concerns and wildlife diversity. Other concerns by

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the public focused on rural property values and potential rezoning when the Winchester Specific Plan is completed.

The Committee discussed the project including traffic, buffering, green space, density, and concerns about the density and size of the lots.

The final result of the Planning Commission's discussion of the initiation is provided below.

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

Impact on Residents and Businesses

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

Additional Fiscal Information

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

ATTACHMENTS:

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing General Plan**
- Exhibit C – Existing Land Use Designations**
- Exhibit D – Existing Zoning Classifications**
- Exhibit E – Applicant's Exhibits**
- Exhibit F – Noticing Radius and Labels**
- Exhibit G – GPAC Hearing Package**
- Exhibit H – PC Hearing Package**


Aaron Gettis, Chief of Deputy County Counsel 6/4/2025



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 26954)

MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240006 (GPA240006) Foundation Component – Applicant: Ross Yamaguchi c/o Highpointe Communities Inc.– Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Scott Road, east of Beeler Road, south of Loretta Avenue, west of Ashford Lane – 39.09 Gross Acres – Existing Zoning: R-R (Rural Residential) – Existing Land Use: R: RR (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural-Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). 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 GPA240006 is initiated by the Board of Supervisors. – APN: 466-250-007 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT

Case Number(s):	GPA24006
Environmental Type:	Exemption
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-250-007
Continued From:	



John Hildebrand, Planning Director 1/22/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240006) 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 one parcel, totaling 39.09 gross acres.

The parcel is located south of Loretta Avenue, north of Scott Road, east of Beeler Road, and west of Ashford Lane.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240006 (GPA240006).

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:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural Residential (R: RR)
East:	Rural Residential (R: RR)
South:	Rural Residential (R: RR)
West:	Rural Residential (R: RR)
Existing Zoning Classification:	Rural Residential (RR)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR)
Existing Use:	Vacant

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STAFF REPORT**

Surrounding Uses	
North:	Single- Family Residence
South:	Vacant
East:	Single-Family Residence
West:	Single-Family Residence

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Location
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240006) 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

FC-GPA240006 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). The parcel is located in the Highway 79 Policy Area.

If FC-GPA240006 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. In addition

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STAFF REPORT**

to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R (Rural Residential) to R-4 (Planned Residential).

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. 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 1000 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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Of the public comments received, 3 were against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited traffic issues and issues with the proposed density, decreased value of surrounding lots and issues with storm drainage.

The Committee discussed the project.

After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240006

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

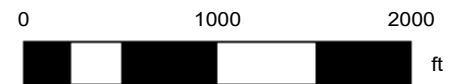
Date: 8-19-2024

District: 3

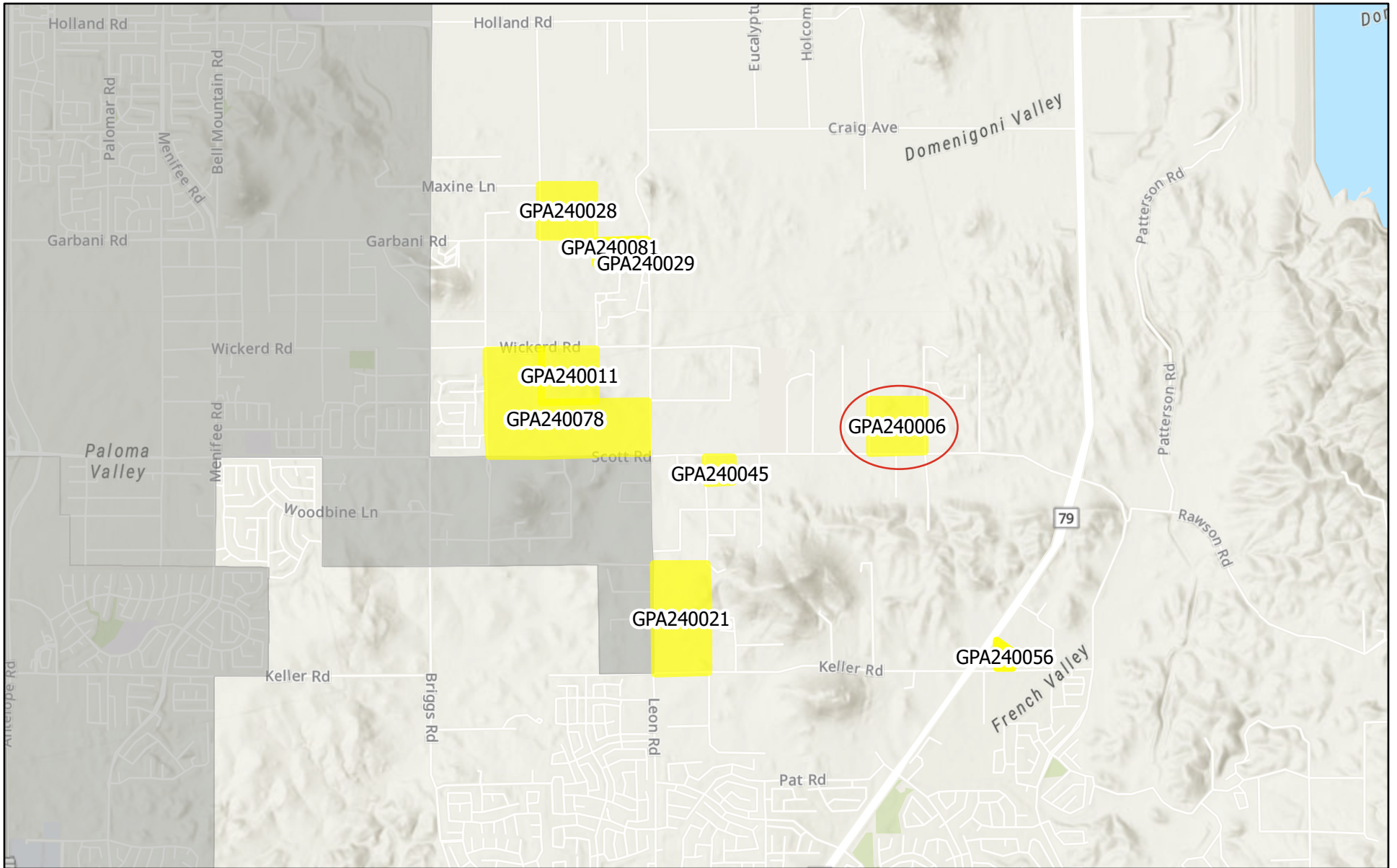


Zoning Area/District: WINCHESTER

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

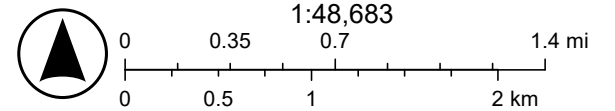


11/14/2024

 FGPA Web Map



 Cities - CITIES



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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240006

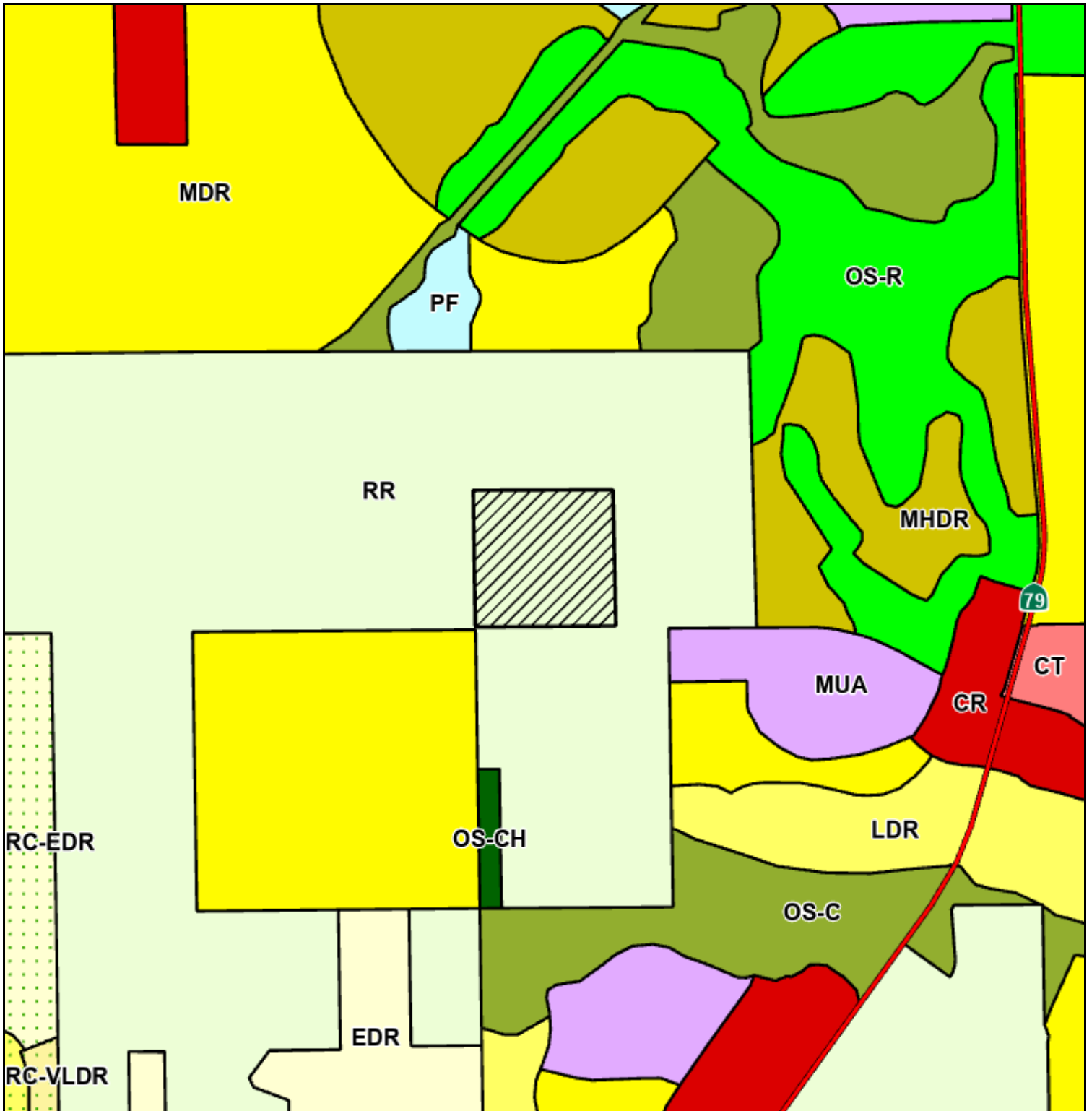
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

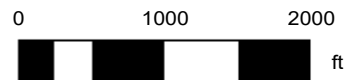
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: WINCHESTER

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240006

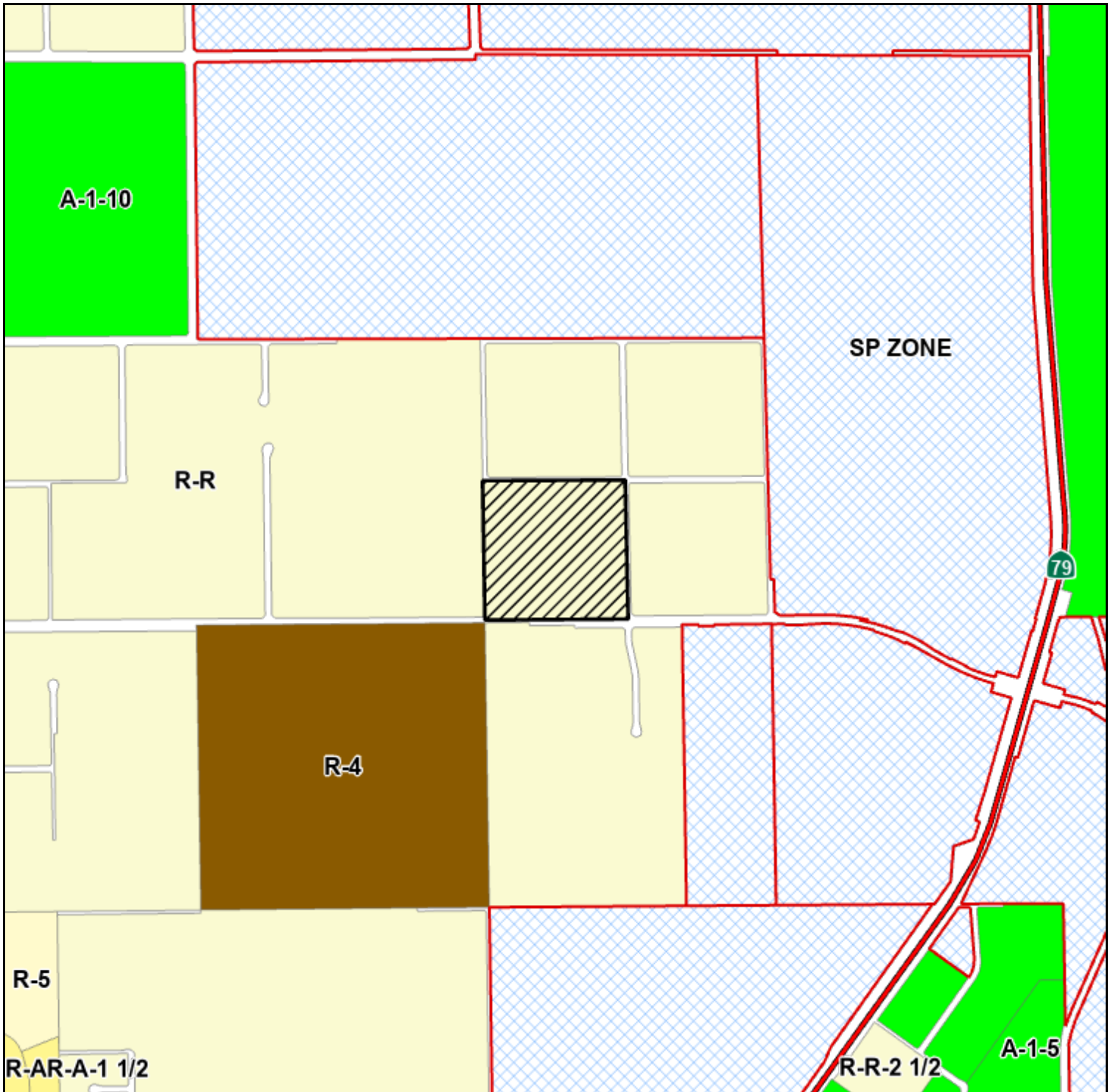
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

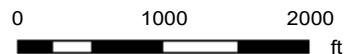
Date: 8-19-2024

Exhibit: 2



Zoning Area/District: WINCHESTER

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RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 466-250-007

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1000 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Edward Lincoln

SIGNATURE: *Edward Lincoln*

TITLE: Associate Planner

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

PHONE: 951-955-8514

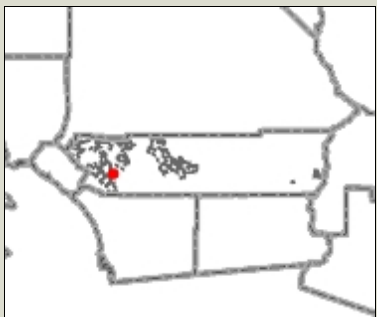
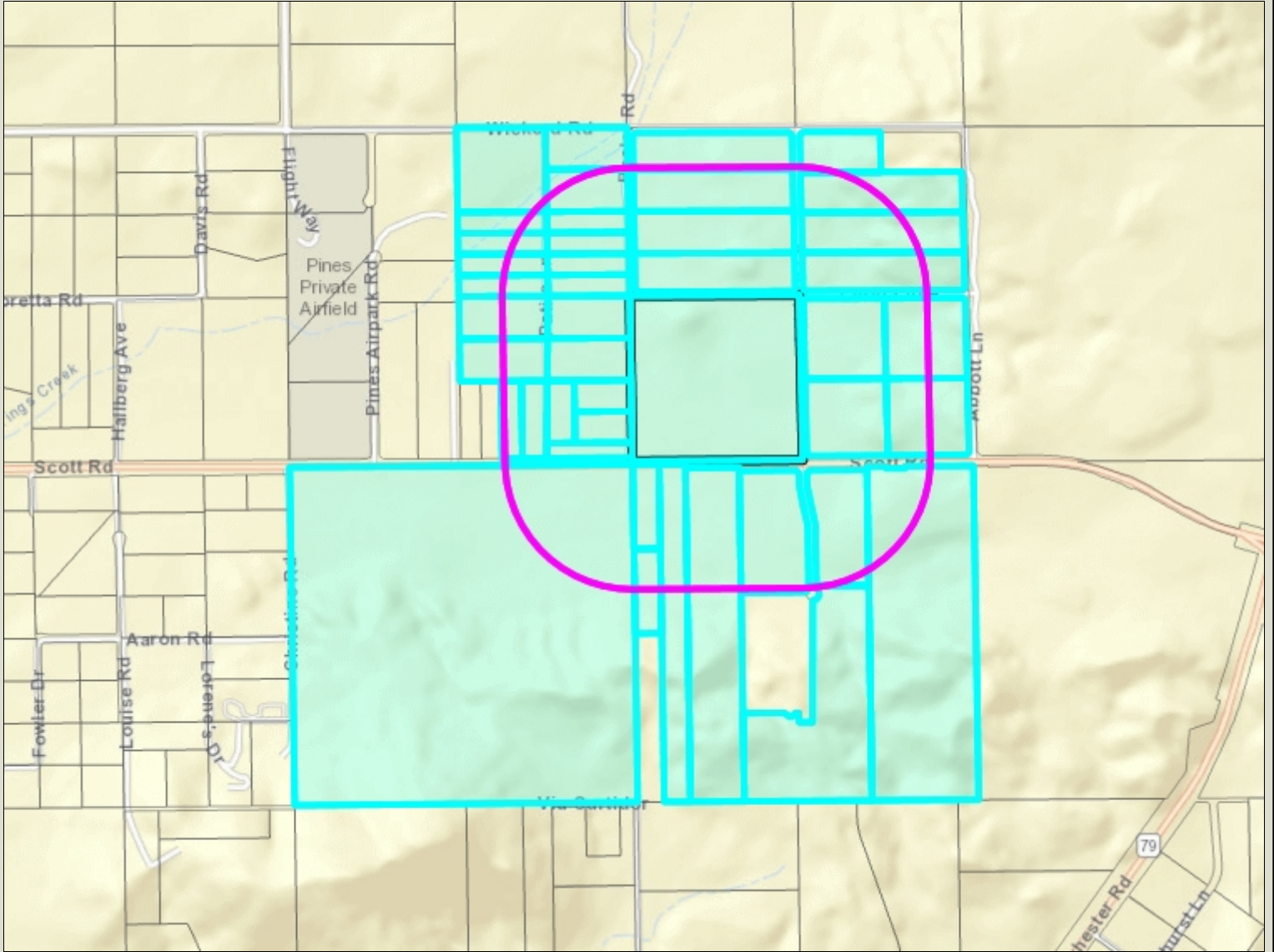
EMAIL: elincoln@rivco.org

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

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

Riverside County GIS Mailing Labels

GPA240006



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/26/2024 2:55:51 PM

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466230006
PRAEDIUM
325 E AVENIDA CORDOBA
SAN CLEMENTE CA 92672

466230007
JEUNG DUNG ON & KUEN LIN TRUST
5168 SERENO DR
TEMPLE CITY CA 91780

466230010
MCINTYRE MICHEL KENT LIVING TRUST
DTD 06/20/24
32787 PATITA LN
WINCHESTER CA 92596

466230012
CANYON HILL
PO BOX 544
TEMECULA CA 92593

466230013
HEILMAN ANDREW CONRAD LIVING
TRUST DTD 12/12/22
40335 WINCHESTER RD STE 225
TEMECULA CA 92591

466230014
CARLOS GARCIA
3413 OSPREY LN
LAKE HAVASU CITY AZ 86406

466230024
CELIA CHAVEZ
2526 W CENTRAL AVE
SANTA ANA CA 92704

466230027
WILLIAM R. FURLONG
31790 SCOTT RD
WINCHESTER CA 92596

466230028
JUAN J. VARGAS
31860 SCOTT RD
WINCHESTER CA 92596

466230029
BA VAN NGUYEN
21631 FERNLEAF DR
LAKE FOREST CA 92630

466230031
BEVERLEY M. DENNY
32772 PATITA LN
WINCHESTER CA 92596

466230032
BLUE FUTURE PROP
30130 DEL REY RD
TEMECULA CA 92591

466230033
IGNACIO GODOY QUIROZ
PO BOX 35
PERRIS CA 92572

466230034
RODEL ARQUILLANO CAPAO
6057 EVENFALL DR
BANNING CA 92220

466230035
LEONEL LINARES
30162 CALLE POMPEILL
MENIFEE CA 92584

466230036
JPA & SONS INC
31721 PACIFIC BLUFF ST
MENIFEE CA 92584

466230045
PATRICK MCWILLIAMS
PO BOX 284
PAULDEN AZ 86334

466230046
MARK BALDEN
2018 HOWARD AVE
SAN DIEGO CA 92104

466230071
DOMNICK TRANI
31810 IVES CT
MENIFEE CA 92584

466230072
MORALEZ ENTERPRISES
38253 VIA MAJORCA
MURRIETA CA 92562

466250007
RICHARD LESTER ARDIS
2818 OCEAN BLV
CORONA DEL MAR CA 92625

466250014
STEVE WILSON
32620 ASHFORD LN
WINCHESTER CA 92596

466250015
STEVEN J. HARRIMAN
31556 RAILROAD CYN RD
CANYON LAKE CA 92587

466250016
NORMA LYNN LAVIE
2835 SEAHORSE AVE
VENTURA CA 93001

466250017
HUB ENTERPRISES
29826 HAUN RD STE 305
MENIFEE CA 92586

466250021
RICARDO PENA GONZALEZ
32520 ASHFORD LN
WINCHESTER CA 92596

466250023
GEVIN S. HARRISON
32509 ASHFORD LN
WINCHESTER CA 92596

466250024
LYON MARTIN TRUST DATED 07/25/2018
2113 W 256TH STREET
LOMITA CA 90717

466250025
HARDING TRUST DTD 6/26/92
PO BOX 1000
WINCHESTER CA 92596

466250026
BRADLEY HAROLD BORST
28937 KENNEBUNK CT
TEMECULA CA 92591

472070001
HIGHPOINTE FREDERICKS
16501 SCIENTIFIC WAY
IRVINE CA 92608

472100001
WILLIAM J. GRADY
37874 SKY HIGH DR
MURRIETA CA 92562

472100002
GURPREET S. KALER
30187 MAHOGANY ST
MURRIETA CA 92563

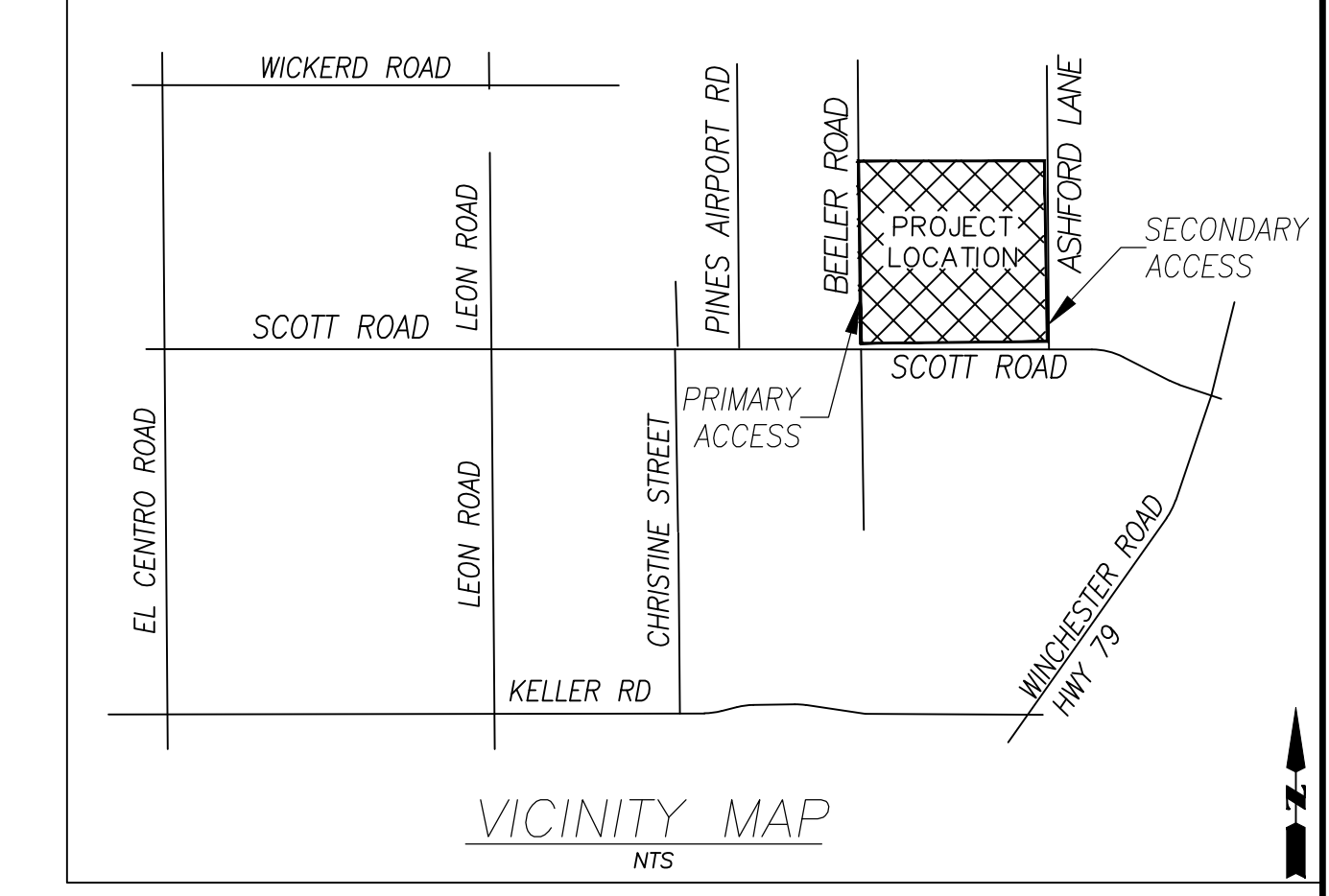
472100004
ROCKRIDGE CHURCH INC
29995 TECHNOLOGY STE 306
MURRIETA CA 92563

472100005
BELL ALEXANDER MARCEL FAMILY
TRUST
5860 CHADBOURNE AVE
RIVERSIDE CA 92505

472100006
ANDY R. DOMENIGONI
31851 WINCHESTER RD
WINCHESTER CA 92596

472100025
DIANE E. LEADING
P O BOX 253
WINCHESTER CA 92596

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38738
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
 SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 DECEMBER 2023



UTILITY NOTIFICATION

CABLE
 FRONTIER COMMUNICATIONS
 9 S. 4TH STREET
 REDLANDS, CA 92373
 PHONE: (909) 748-6676

TELEPHONE
 AT&T
 3939 EAST CORONADO STREET, 2ND FLOOR
 ANAHEIM, CA 92807
 PHONE: (714) 507-3526

ELECTRIC
 SOUTHERN CALIFORNIA EDISON
 28100 MENEFEE ROAD
 ROMOLAND, CA 92585
 PHONE: (951) 928-8334

SEWER - WATER
 EASTERN MUNICIPAL WATER DISTRICT
 2270 TRUMBULE ROAD
 FERRIS, CA 92572
 PHONE: (951) 928-3777

ZONING
 EXISTING: R-R (RURAL RESIDENTIAL)
 PROPOSED: R-4 (PLANNED RESIDENTIAL)

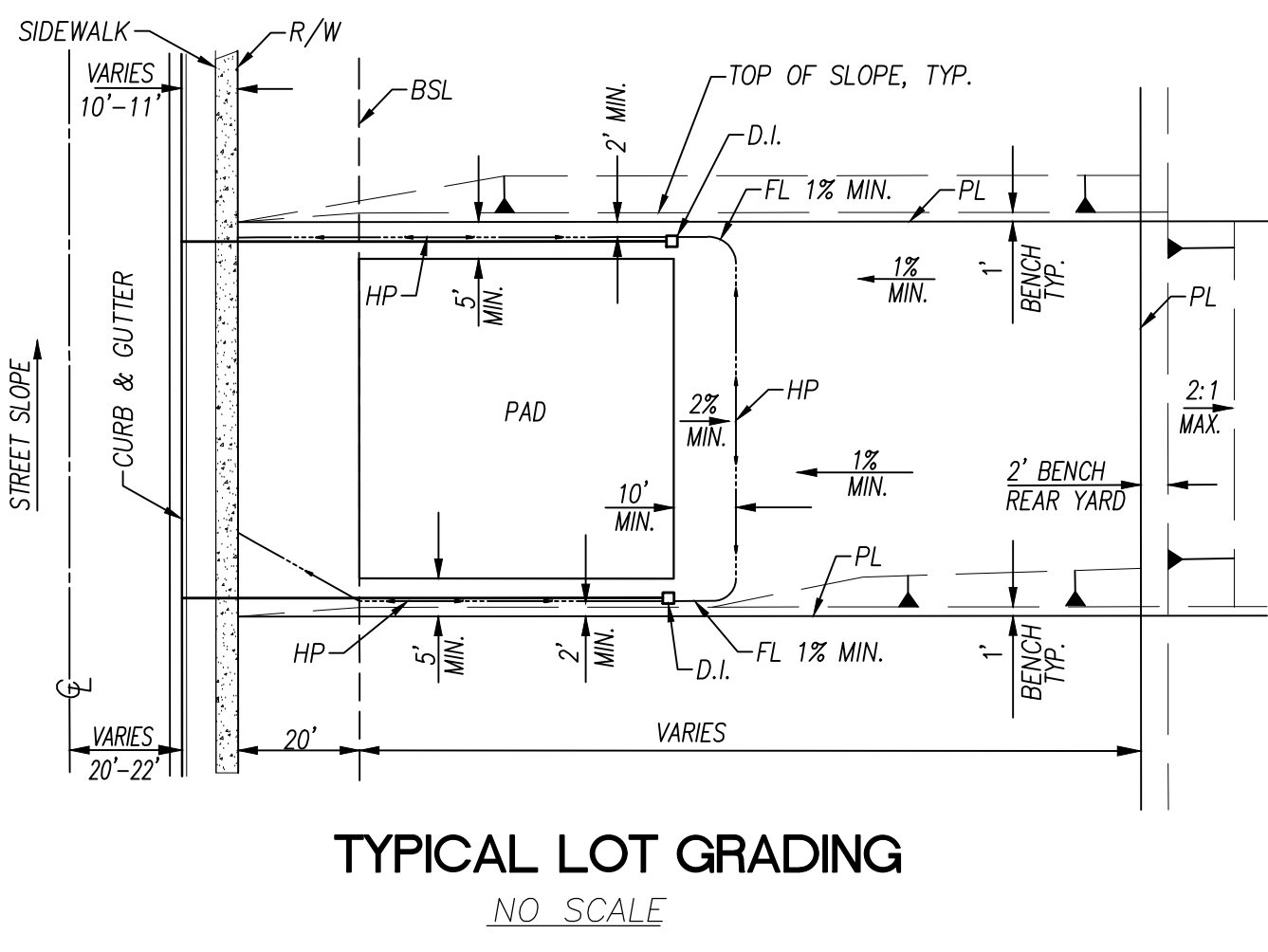
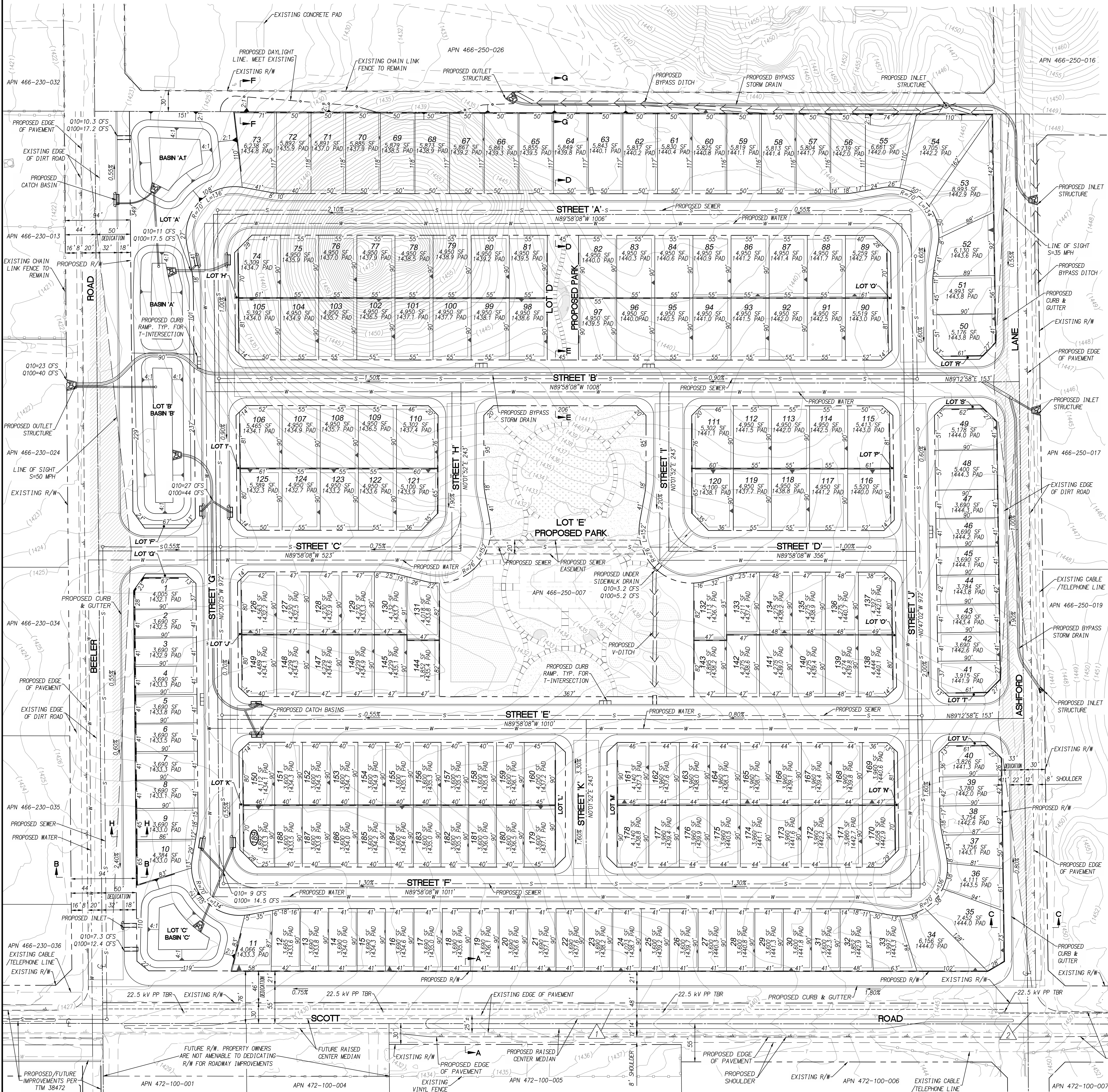
LAND USE
 EXISTING: R-R (RURAL RESIDENTIAL)
 PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR2-SDU/AC)

SCHOOL DISTRICT
 MERRI UNION AND FERRIS UNION DISTRICTS

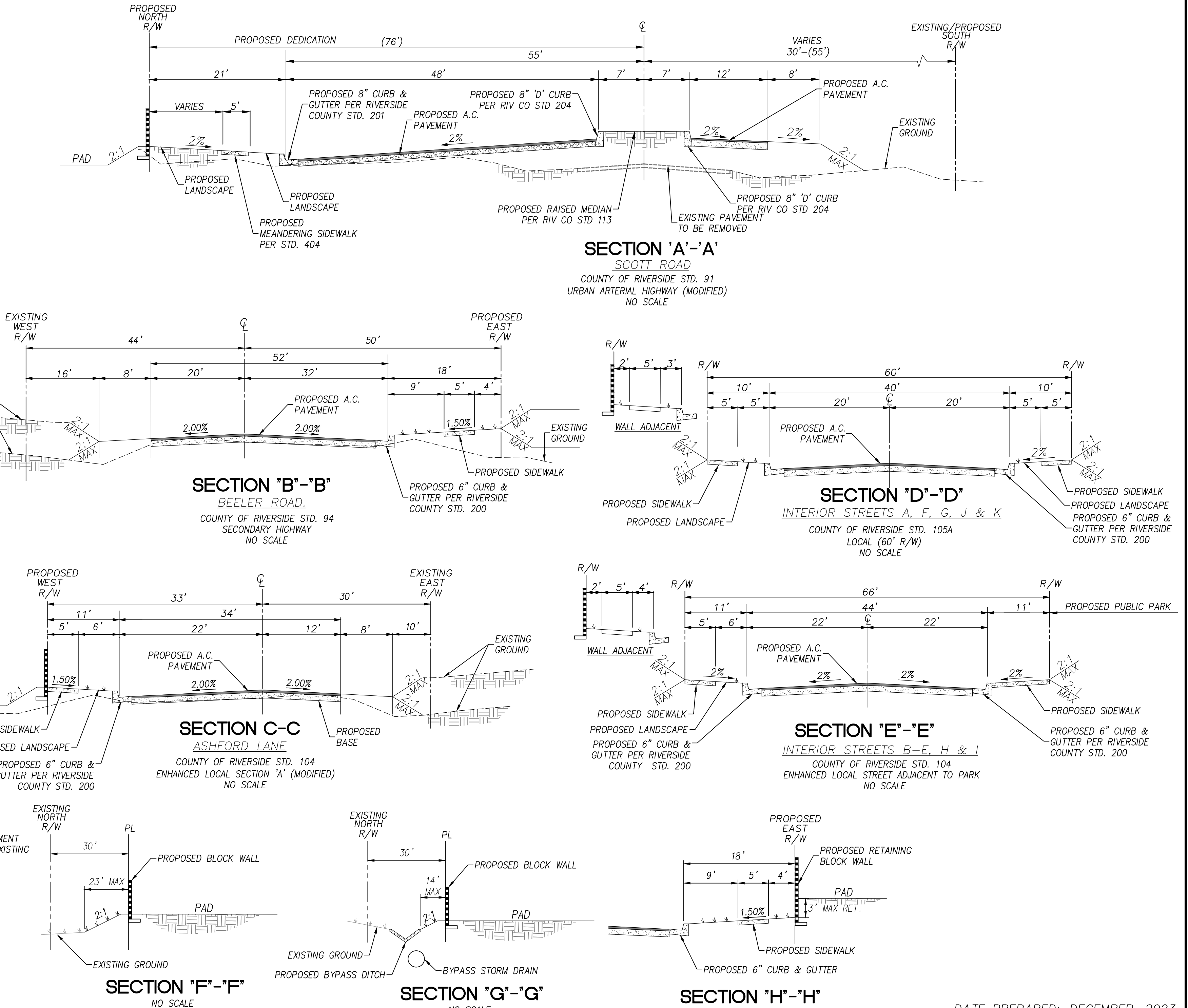
WASTE DISPOSAL/COLLECTION
 RIVERSIDE COUNTY WASTE MANAGEMENT

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SCHEDULE FOR THIS MAP IS DESIGNED AS SCHEDULE "A" PER RIVERSIDE COUNTY ORDINANCE 460.
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER AS SHOWN.
3. THIS LAND DOES NOT LIE WITHIN A SPECIFIC PLAN.
4. THE POTENTIAL FOR LIQUEFACTION ON THIS PROPERTY IS LOW.
5. THIS SITE IS NOT WITHIN A COUNTY SERVICE AREA.
6. 46' ADJACENT TO SCOTT ROAD PROJECT FRONTAGE TO BE DEDICATED FOR PUBLIC ROADWAY PURPOSES.
7. 50' ADJACENT TO BEELER ROAD PROJECT FRONTAGE TO BE DEDICATED FOR PUBLIC ROADWAY PURPOSES.
8. 33' ADJACENT TO ASHFORD LANE PROJECT FRONTAGE TO BE DEDICATED FOR PUBLIC ROADWAY PURPOSES.
9. 30' RIGHT OF WAY TO BE ACQUIRED FROM APN 472-100-001 AND 004 FOR HALF MILE IMPROVEMENTS ON THE SOUTH SIDE OF SCOTT ROAD.
10. STREETS "A" THROUGH "M" TO BE DEDICATED FOR PUBLIC ROADWAY PURPOSES.
11. LOT "A", "B" & "C" TO BE DEDICATED FOR STORM DRAIN AND DETENTION/WATER QUALITY BASIN TO BE MAINTAINED BY AN H.O.A.
12. PROJECT SITE IS LOCATED IN FEMA FLOOD "ZONE X" - AREA OF MINIMAL FLOOD HAZARD, PER FIRM MAP NUMBER 06065C2000C, EFFECTIVE DATE 8/29/2008.
13. ASSESSOR'S PARCEL NUMBER: 466-250-007
14. TOTAL RESIDENTIAL LOTS = 189. MINIMUM LOT SIZE = 3,600 SF
15. GROSS ACREAGE = 39.29 ACRE
16. AREA DEDICATED FOR ADJACENT STREET R/W = 3.78 ACRE
17. TRACT AREA INCLUDING LETTERED LOTS "X" = 1,546,960 SF = 35.51 ACRE
18. LOT "A" = 38,063 SF = 0.89 ACRE
19. LOT "B" = 22,051 SF = 0.50 ACRE
20. LOT "C" = 17,074 SF = 0.39 ACRE
21. LOT "D" = 8,087 SF = 0.19 ACRE
22. LOT "E" = 120,157 SF = 2.76 ACRE
23. LOT "F" = 313 SF = 0.01 ACRE
24. LOT "G" = 312 SF = 0.01 ACRE
25. LOT "H" = 729 SF = 0.01 ACRE
26. LOT "I" = 779 SF = 0.02 ACRE
27. LOT "J" = 779 SF = 0.02 ACRE
28. LOT "K" = 729 SF = 0.01 ACRE
29. LOT "L" = 2,393 SF = 0.05 ACRE
30. LOT "M" = 2,396 SF = 0.06 ACRE
31. LOT "N" = 729 SF = 0.01 ACRE
32. LOT "O" = 729 SF = 0.01 ACRE
33. LOT "P" = 282 SF = 0.01 ACRE
34. LOT "Q" = 282 SF = 0.01 ACRE
35. LOT "R" = 281 SF = 0.01 ACRE
36. LETTERED LOT AREA = 5.63 ACRE = 14.16% OF TRACT



- LEGEND**
- A.C. ASPHALT CONCRETE
 - B.S.L. BUILDING SETBACK LINE
 - C. CENTERLINE
 - C&G CURB AND GUTTER
 - C&C CALIFORNIA BUILDING CODE
 - D.I. DROP INLET
 - E.P. EDGE OF PAVEMENT
 - EXIST. EXISTING
 - FL FLOW LINE
 - FS FINISH SURFACE
 - GB GRADE BREAK
 - MIN. MINIMUM
 - PII POINT OF VERTICAL INSPECTION
 - SW SIDEWALK
 - SD STORM DRAIN
 - R/W RIGHT OF WAY
 - SQ SQUARE FEET
 - SL STREET LIGHT
 - PL PROPERTY LINE
 - PE PAVED ELEVATION
 - PP EXISTING POWER POLE
 - PP T&R EXISTING 22.5KV MAX POWER POLE TO BE REMOVED
 - PROP. PROPOSED
 - R.C.F.C. RIVERSIDE COUNTY FLOOD CONTROL
 - S. SEWER
 - W DOMESTIC WATER
 - DI DROP INLET
 - GA GUY ANCHOR
 - 50 EXISTING ELEVATION
 - LOT NUMBER
 - 2-1 SLOPE
 - BUILDING SETBACK LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED SEWER LINE
 - PROPOSED EDGE OF PAVEMENT
 - DAYLIGHT LINE
 - LINE OF SIGHT PER STD. 821
 - PROPOSED WALL
 - INTERCEPTOR/TERRACE DRAIN
 - PROPOSED RIP RAP
 - PROPOSED CURB AND GUTTER
 - PROPOSED 2:1 SLOPE
 - PROPOSED FENCE



EASEMENTS

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL OF ELECTRIC LINES AND TELEPHONE LINES AND CABLES, INCLUDING SUCH ADDITIONAL CIRCUITS AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1947 AS BOOK 820, PAGE 290 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRICAL POWER COMPANY, ITS SUCCESSORS AND ASSIGNS.

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, ALTERATION, REPLACEMENT AND REMOVAL OF ELECTRIC LINES AND TELEPHONE LINES, INCLUDING SUCH ADDITIONAL CIRCUITS AND INCIDENTAL PURPOSES, RECORDED MAY 5, 1961 AS INSTRUMENT NO. 38567 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRICAL POWER COMPANY, AND CALIFORNIA WATER & TELEPHONE COMPANY, ITS OR THEIR SUCCESSORS AND ASSIGNS.

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM THE SOUTHERLY 30 FEET THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED FEBRUARY 11, 1975 AS INSTRUMENT NO. 16653, OF OFFICIAL RECORDS.

TOPOGRAPHY:
 AEROTAS
 3303 HARBOR BLVD #4
 COSTA MESA, CA 92626
 AERIAL TOPOGRAPHY: NOVEMBER 2022

DATE PREPARED: DECEMBER, 2023
APPLICANT/LAND OWNER:
 HIGHPOINT COMMUNITIES
 530 TECHNOLOGY, SUITE 100
 IRVINE, CA 92618
 PHONE: 949-242-9209

ENGINEER:
 ANTHONY M. MISRETITA RCE NO. C 082755 DATE _____

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

REVISIONS	DATE	BY	PREPARED BY:

CASC
 Engineering and Consulting
 11470 GARDEN GROVE, CALIFORNIA, CA 92626
 PH: (949) 783-0101
 WWW.CASC-CO.COM



RIVERSIDE COUNTY
PLANNING DEPARTMENT

37

John Hildebrand
Planning Director

Hearing Date: June 10, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 27732

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006 (GPA240006)
– **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. 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 GPA240006 is initiated by the Board of Supervisors. – **Third Supervisorial District** – Winchester Zoning Area – Harvest Valley / Winchester Area Plan – Applicant: Ross Yamaguchi c/o Highpointe Communities Inc. – Engineer / Representative: Frank Coyle c/o CASC Engineering – Existing Zoning: R-R (Rural Residential) – Existing Land Use: Rural Residential (R: R-R) – **Location:** north of Scott Rd., east of Beeler Rd., south of Loretta Ave., and west of Ashford Ln. – APN(s): 466-250-007 – 39.09 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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"

<https://rivcounty.sharepoint.com/sites/TLMA-Planning/Shared Documents/General/Cases/FGPA - 2024 Cycle/GPA240010/Meetings & Hearings/BOS/BOS Public Hearing Notice Form.docx>

22.2

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006 IN THE THIRD 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, June 10, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240006**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) & Community Development: Medium Density Residential (CD: MDR) to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. 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 GPA240006 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 466-250-007. This proposed project is located: North of Scott Rd., East of Beeler Rd., South of Loretta Ave., and West of Ashford Ln. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240006 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240006 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 EDWARD LINCOLN, PROJECT PLANNER, AT (951) 955-8514 OR EMAIL ELINCOLN@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: May 13 , 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240006 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escucharán todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en el primer piso de la Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 10 de junio de 2025 a las 9:30 a. m. o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación para aprobar el Inicio de la Enmienda del Plan General del Componente de Cimentación No. 240006. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240006 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Rural: Residencial Rural (R: RR) y Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) para permitir la presentación de una solicitud para un Mapa Tentativo del Tracto (TTM) para permitir una subdivisión del sitio de 39.09 acres en 189 lotes residenciales con un tamaño mínimo de lote de 3,600 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia la Enmienda del Plan General propuesta se encuentra en APN: 466-250-007. Este proyecto propuesto está ubicado: al norte de Scott Rd., al este de Beeler Rd., al sur de Loretta Ave. y al oeste de Ashford Ln. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240006 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240006 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON EDWARD LINCOLN, PLANIFICADOR DEL PROYECTO, AL (951) 955-8514 O ENVÍE UN CORREO ELECTRÓNICO A ELINCOLN@RIVCO.ORG

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

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

Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con el Secretario de la Junta al (951) 955-1069.

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

Fecha: 14 de mayo de 2025

Kimberly A. Rector, Secretaria de la Junta
Por: Naomi Sicra, Secretaria Adjunta de la Junta

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006
IN THE THIRD 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, June 10, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240006**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240006 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) & Community Development: Medium Density Residential (CD: MDR) to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 39.09-acre site into 189 residential lots with a minimum lot size of 3,600 square feet. 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 GPA240006 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 466-250-007. This proposed project is located: North of Scott Rd., East of Beeler Rd., South of Loretta Ave., and West of Ashford Ln. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240006 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240006 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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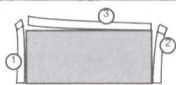
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Dated: May 14, 2025

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

7877981 7878014

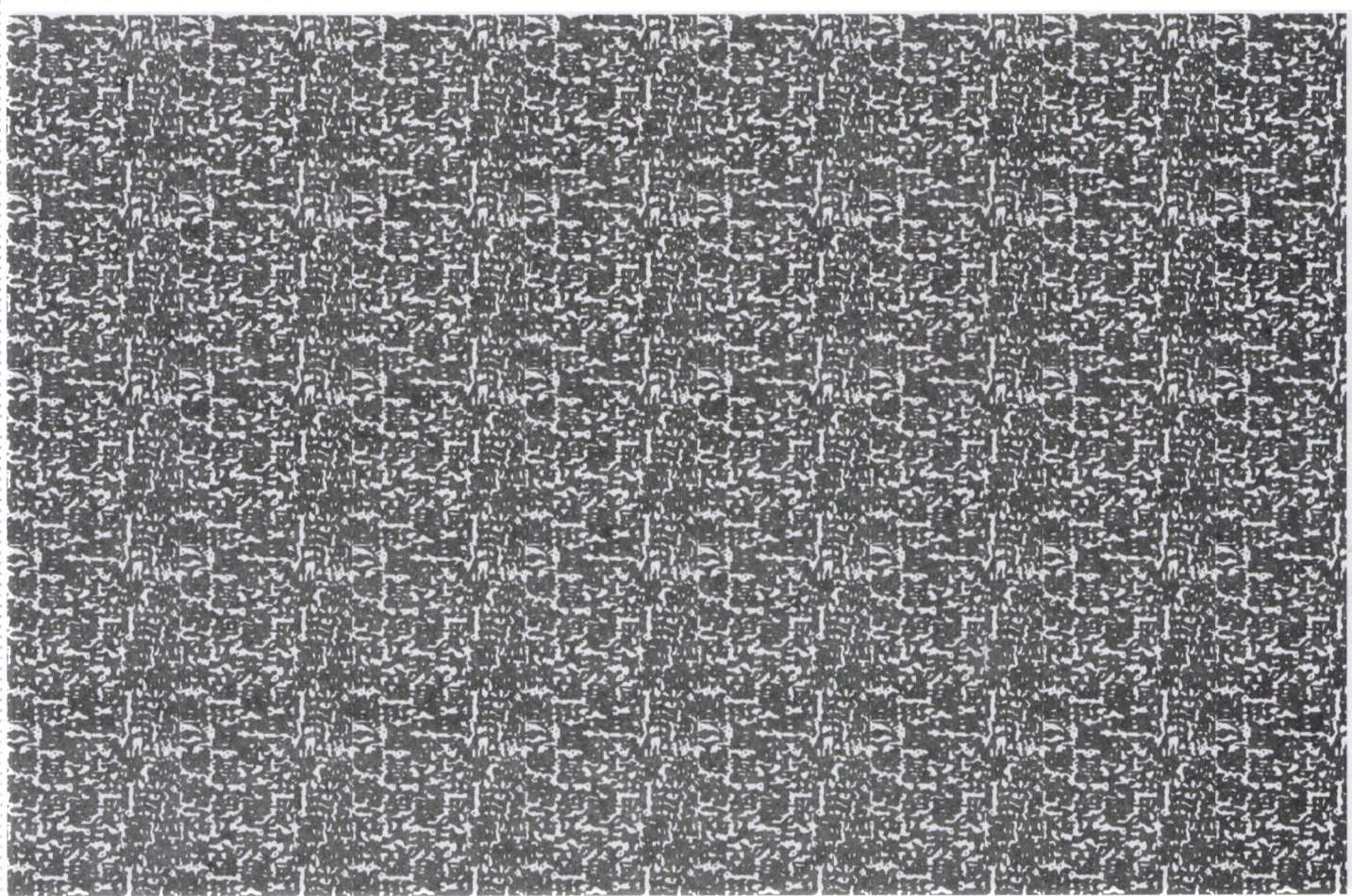
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION




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

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



US POSTAGE PAID PITNEY BOWES

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02 4W
0000348270 MAY 15 2025

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

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472100005
BELL ALEXANDER MARCEL FAMILY
TRUST
5860 CHADBOURNE AVE
RIVERSIDE CA 92505

NIXIE 911 DE 1260 0005/17/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92502114747 *2252-04703-17-22
92502114747
DYJ-SMM 92505

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240006
IN THE THIRD SUPERVISORIAL DISTRICT

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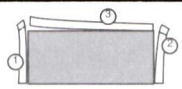
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 14, 2025

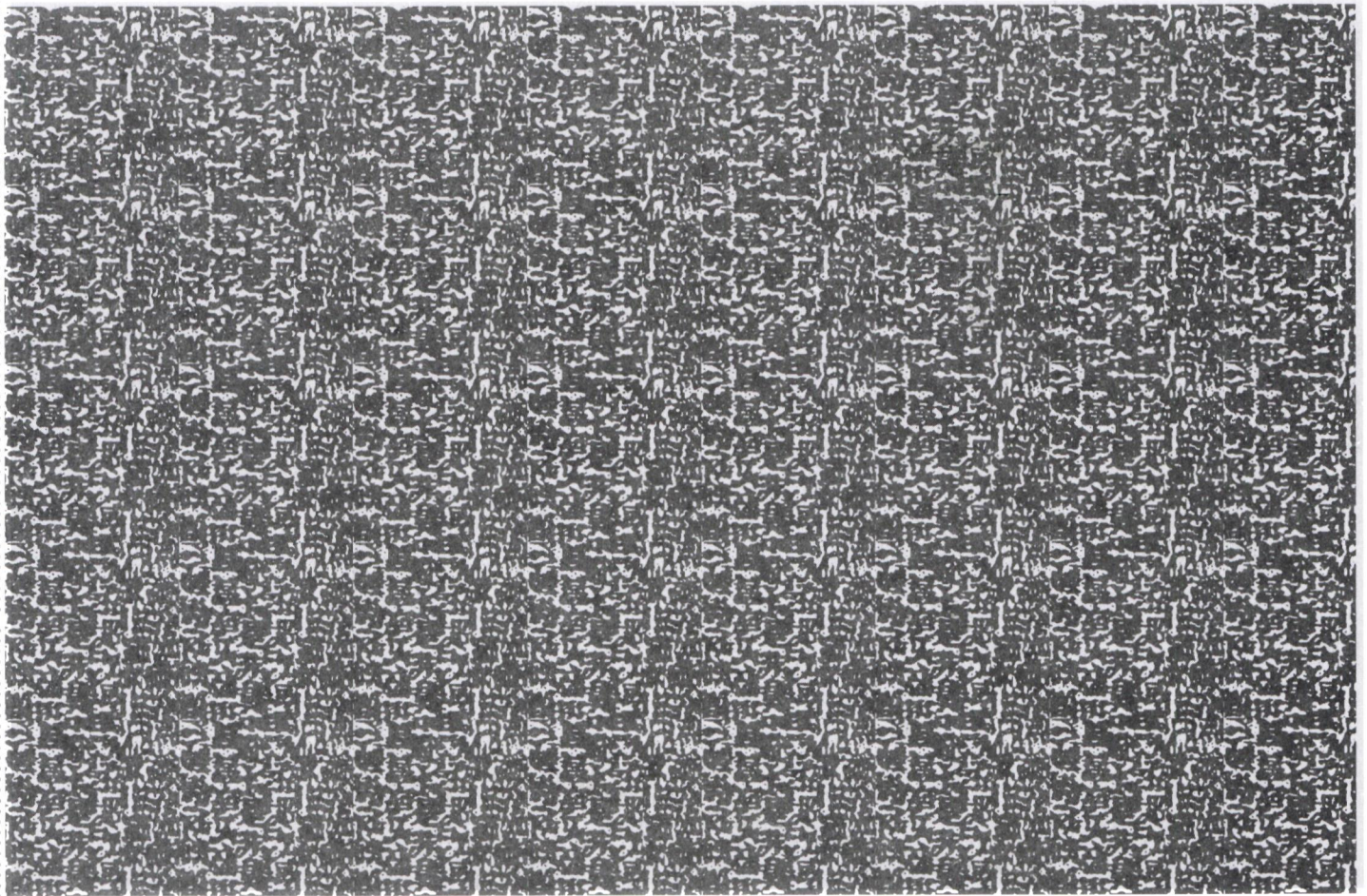
By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant



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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240006 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escucharán todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en el primer piso de la Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 10 de junio de 2025 a las 9:30 a. m. o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación para aprobar el Inicio de la Enmienda del Plan General del Componente de Cimentación No. 240006. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240006 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Rural: Residencial Rural (R: RR) y Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) para permitir la presentación de una solicitud para un Mapa Tentativo del Tracto (TTM) para permitir una subdivisión del sitio de 39.09 acres en 189 lotes residenciales con un tamaño mínimo de lote de 3,600 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia la Enmienda del Plan General propuesta se encuentra en APN: 466-250-007. Este proyecto propuesto está ubicado: al norte de Scott Rd., al este de Beeler Rd., al sur de Loretta Ave. y al oeste de Ashford Ln. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240006 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240006 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON EDWARD LINCOLN, PLANIFICADOR DEL PROYECTO, AL (951) 955-8514 O ENVÍE UN CORREO ELECTRÓNICO A ELINCOLN@RIVCO.ORG

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

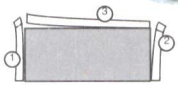
.. Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la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

Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con el Secretario de la Junta al (951) 955-1069.

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

Fecha: 14 de mayo de 2025

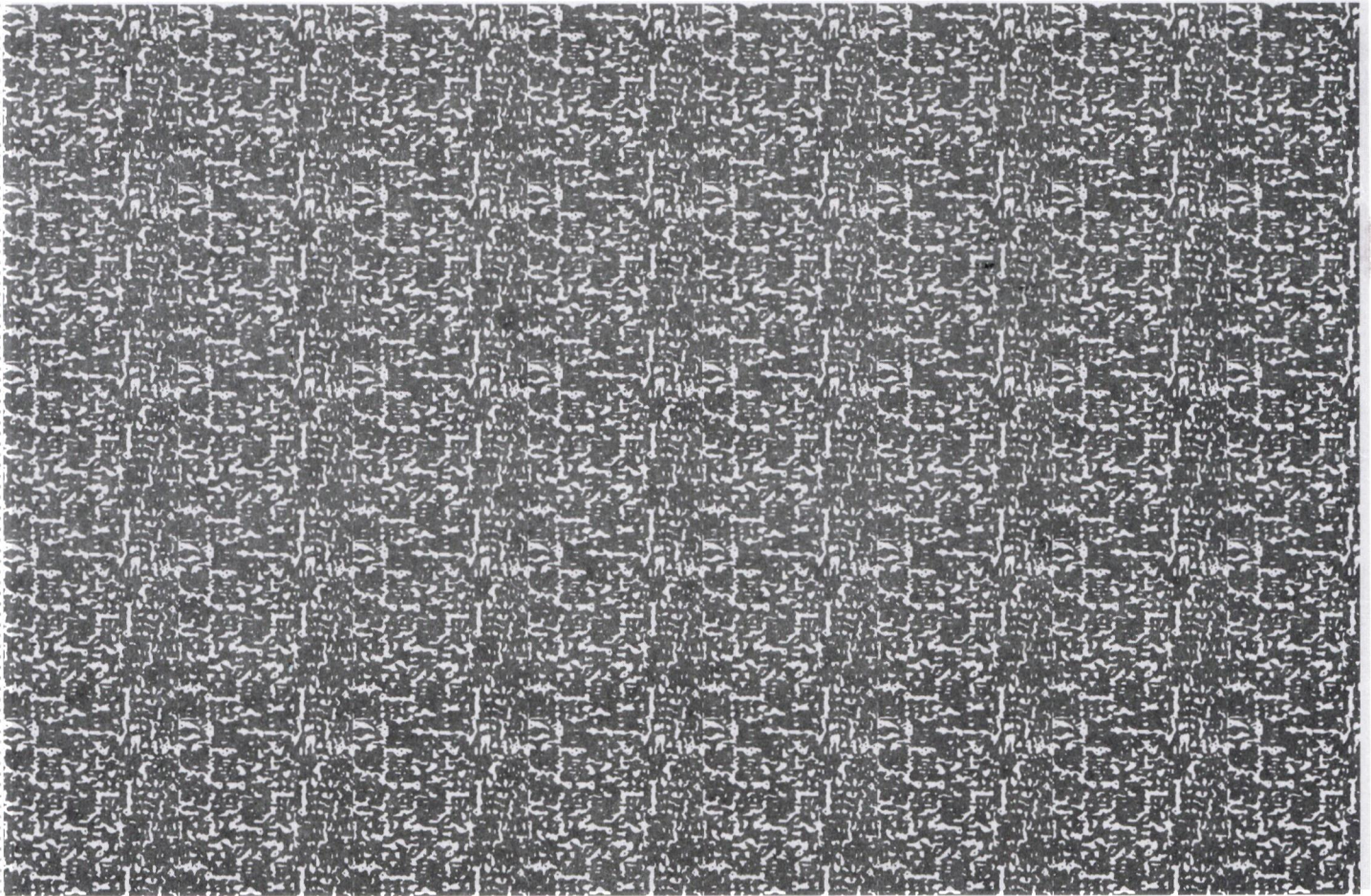
Por: Kimberly A. Rector, Secretaria de la Junta
Naomy Sicra, Secretaria Adjunta de la Junta



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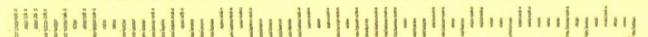
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240006 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

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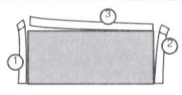
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Fecha: 14 de mayo de 2025

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

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

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

SPEAKER'S NAME: STEVE HARRIMAN

Address: 31556 RAIL RD CYN RD
(Only if follow-up mail response requested)

City: CANYON LAKE CA **Zip:** 92587

Phone #: 909-758-6527

Date: 6-10-25 **Agenda #** 22.2

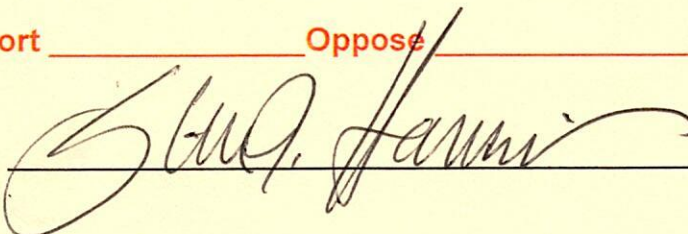
PLEASE STATE YOUR POSITION BELOW:

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

 Support ✓ Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: 

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

(Revised: 06/13/2024)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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