

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



ITEM: 22.3
(ID # 27733)

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. 240007 (GPA240007) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) to Community Development: High Density Residential (CD: HDR), to allow for submittal of an application for 34 multi-family buildings, 158 townhouse condos with a community recreation building and adjoining pool, spa, and patio area, a tot lot and active park area, a second park area, two infiltration basins, equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District Zoning Area – Eastern Coachella Valley Area Plan – Applicant: Madeline Luke c/o The Altum Group – Engineer / Representative: Stephen Nieto c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 55th Ave., east of Jackson St., south of 54th Ave., and west of Calhoun St. – APN: 780-320-001 – 18.39 Gross Acres – Not a Project under CEQA. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240007 (GPA240007)**; and
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240007 (GPA240007)** and requiring the applicant submit to the County the project within 6 months.


ACTION:Set for Hearing

 John Hildebrand, Planning Director 6/5/2025  Rania Odenbaugh, TLMA Director 6/5/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240007 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

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The 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 (GPA240007) 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

The General Plan Amendment (FC-GPA240007) is a proposal to change the Foundation Component from Agriculture (AG) to Community Development (CD) and amend the Land Use Designation from Agriculture (AG: AG) to High Density Residential (CD: HDR) on one parcel, totaling 18.39 gross acres.

The parcel is located south of 54th Ave., north of 55th Ave., east of Jackson St., and west of Calhoun St, within the Vista Santa Rosa Policy Area.

The policies contained within the Vista Santa Rosa policy area (ECVAP 1.1.a. through ECVAP 1.2) encourage conversion of farmland to other uses, require multi-purpose trails for all development proposals, and seek to encourage a “harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities” in the area.

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The proposed High Density Residential (CD: HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

If the initiation for FC-GPA240007 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of 34 multi-family buildings, 158 townhouse condos with a community recreation building and adjoining pool, spa, patio area, a

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

tot lot, active park area, a second park area, two infiltration basins, equestrian trail, and 427 parking spaces.

Public Hearing Notification and Community Outreach

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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-GPA 240007 was held before the General Plan Advisory Committee on January 13, 2025. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. There was no public testimony.

The Committee discussed the project including how the project is consistent with the multi-family growth in the area and how the project is needed and desired in this area. The project was deemed as consistent with future growth for the area.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240007 was held before the Planning Commission on March 19, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. No members of the public provided public testimony.

The Committee briefly discussed and supported the need for housing, the proposal, and design for the area.

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

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STATE OF CALIFORNIA**

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 – Noticing Radius and Labels**
- Exhibit F – Applicant’s Exhibits**
- Exhibit G – GPAC Hearing Package**
- Exhibit H – PC Hearing Package**
- Exhibit I – Public Comments**



Jason Farin, Principal Policy Analyst 6/5/2025



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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 27268)

MEETING DATE:

Wednesday, March 19, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240007 (GPA240007) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) to Community Development: High Density Residential (CD: HDR), to allow for submittal of an application for 34 town home buildings with 158 dwelling units with a community recreation building, pool, spa, patio area, a tot lot, active park area, a second park area, two infiltration basins, an equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Madeline Luke c/o The Altum Group – Engineer / Representative: Stephen Nieto c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 55th, east of Jackson St., south of 54th, and west of Calhoun St. – APN(s): 780-320-001 – 18.39 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514

PROPOSED PROJECT

Case Number(s):	GPA240007
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Edward Lincoln
Project APN(s):	780-320-001
Continued From:	

John Hildebrand, Planning Director 3/12/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240007) is a proposal to amend the project site's Foundation Component from Agriculture (AG) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) to High Density Residential (CD: HDR), on one parcel, totaling 18.39 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The parcel is located south of 54th Ave, north of 55th Ave, east of Jackson St, and west of Calhoun St.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240007 (GPA240007).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG: AG)
Proposed General Plan Land Use Designation:	High Density Residential (CD: HDR)
Policy / Overlay Area:	Vista Santa Rosa Policy Area
Surrounding General Plan Land Uses	
North:	Agriculture (AG: AG)
East:	Agriculture (AG: AG)
South:	Agriculture (AG: AG)
West:	Medium Density Residential (CD: MDR)
Existing Zoning Classification:	A-1-20 (Light Agriculture)
Proposed Zoning Classification:	R-3 (General Residential)
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-20)
East:	Light Agriculture (A-1-20)
South:	Light Agriculture (A-1-20)
West:	R-1 (Family Dwellings)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

Located Within:

City's Sphere of Influence:	Yes – La Quinta
Community Service Area ("CSA"):	Yes – 125
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
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:	No
Airport Influence Area ("AIA"):	No
Environmental Justice "EJ" Community	Yes – Vista Santa Rosa

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240007) 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-GPA240007 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG:AG) to Community Development: High Density Residential (CD: HDR). The parcel is in the Vista Santa Rosa Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240007 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, and patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces.

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 High Density Residential (CD-HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

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The Committee discussed the project. Issues that were discussed included how the project is consistent with the multi-family growth in the area and how a project like this is needed and desired in this area. The project was deemed as consistent with future growth for the area.

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

Support: 2nd, 3rd, and 5th District
Against: N/A
Neutral: N/A

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240007

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

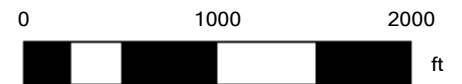
Date: 12-17-2024

District: 4

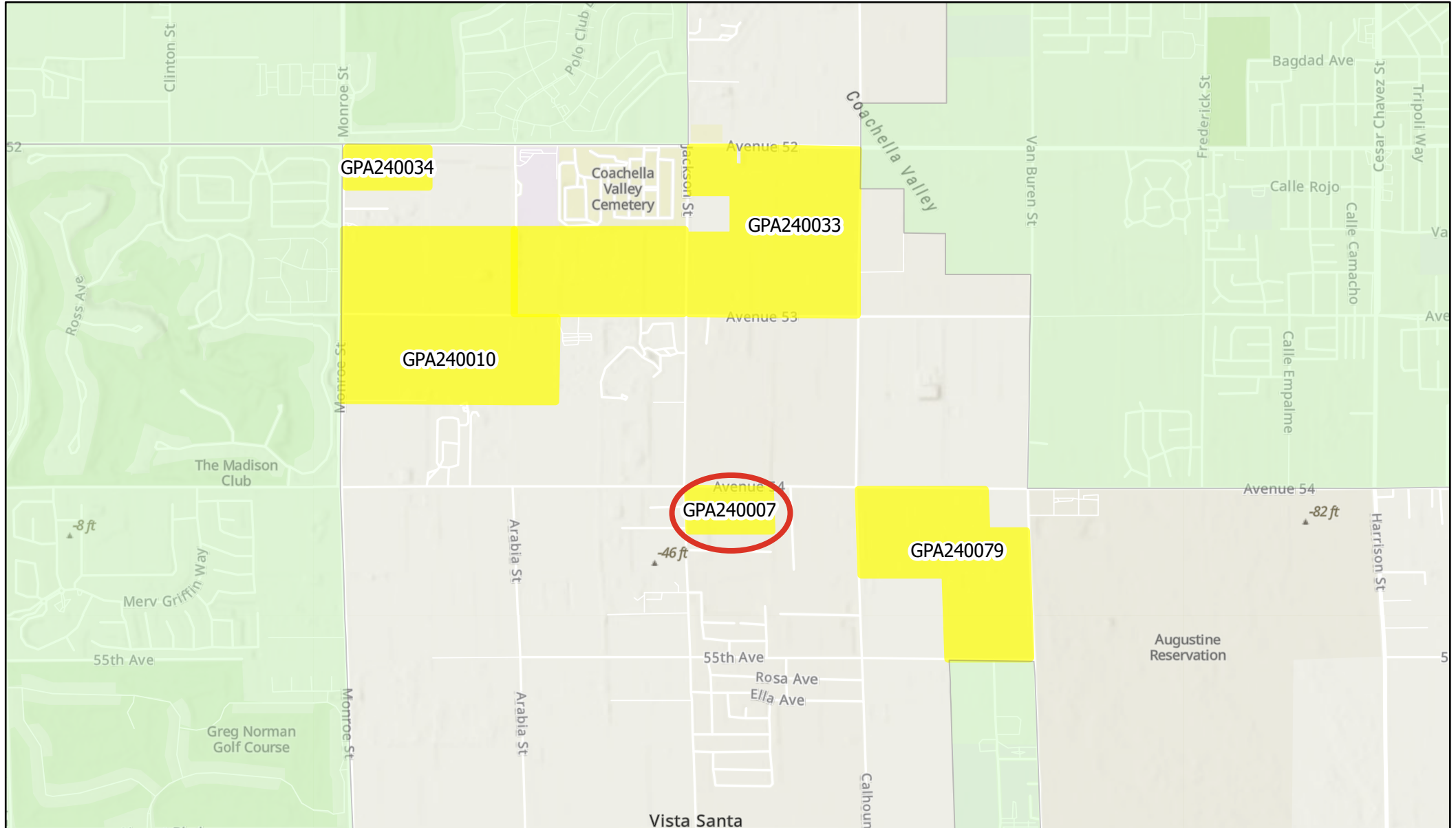


Zoning Area/District: LOWER COACHELLA VALLEY

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

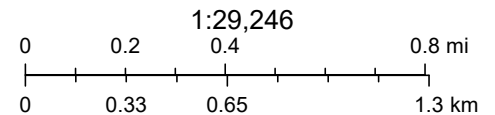


12/17/2024

 Cities - CITIES

 FGPA Web Map

World Hillshade



Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Not Present: N/A

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

GPA240007

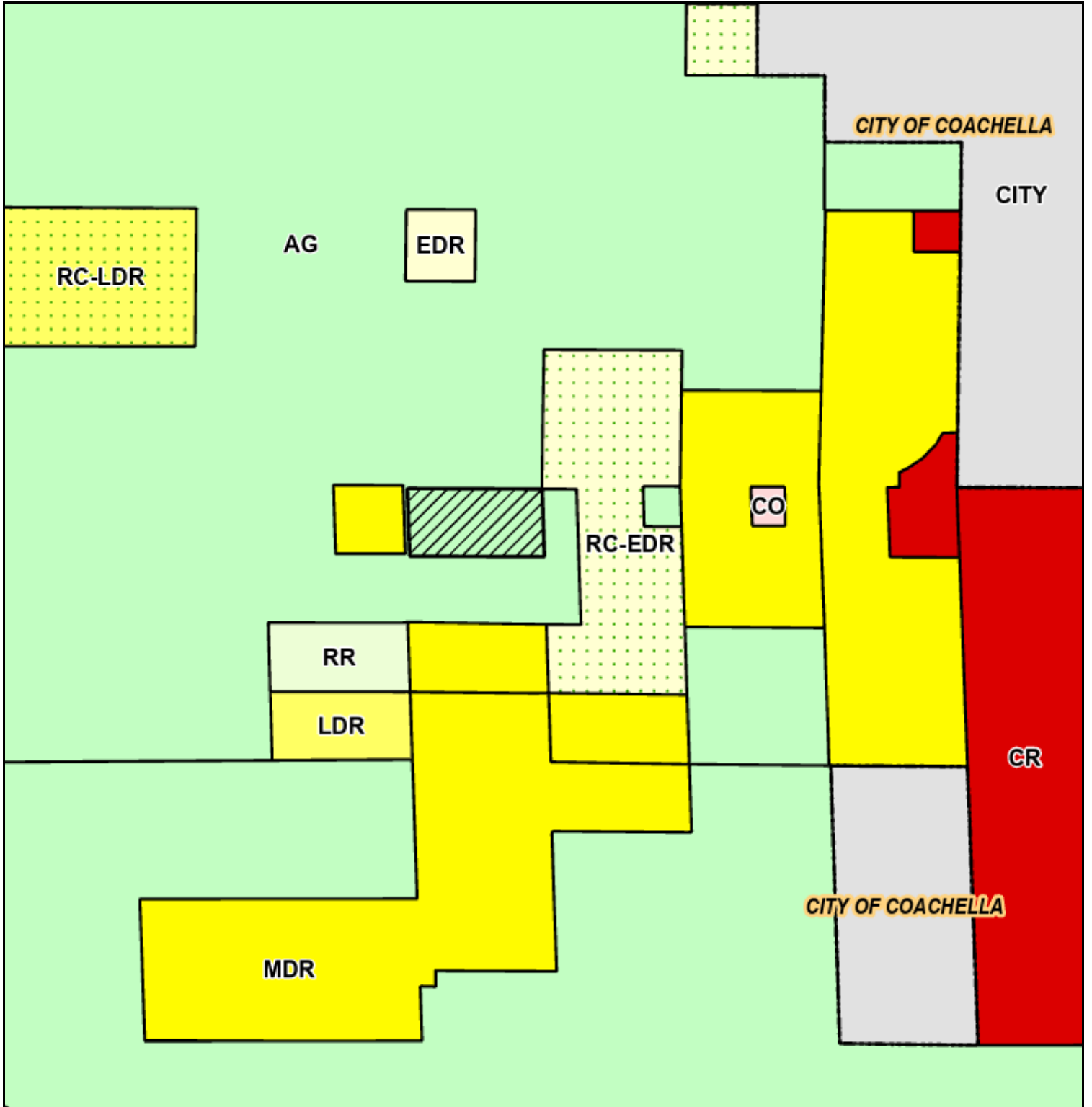
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

Date: 12-17-2024

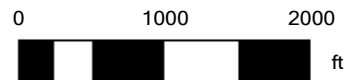
District: 4

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

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

GPA240007

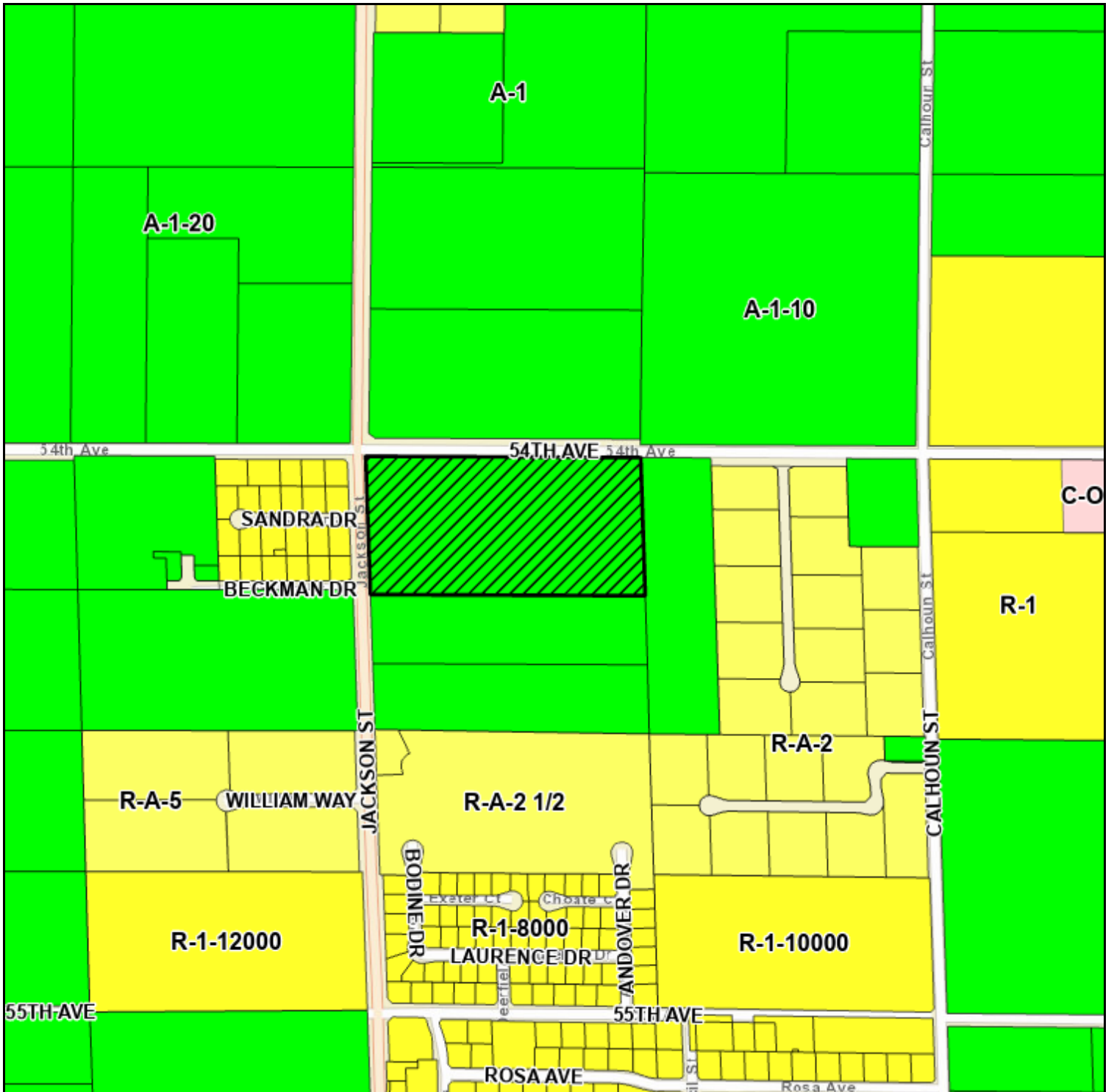
EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 12-17-2024

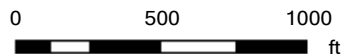
District: 4

Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION

APN: 780-320-001

I, Edward Lincoln, certify that on 12.17.24, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 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

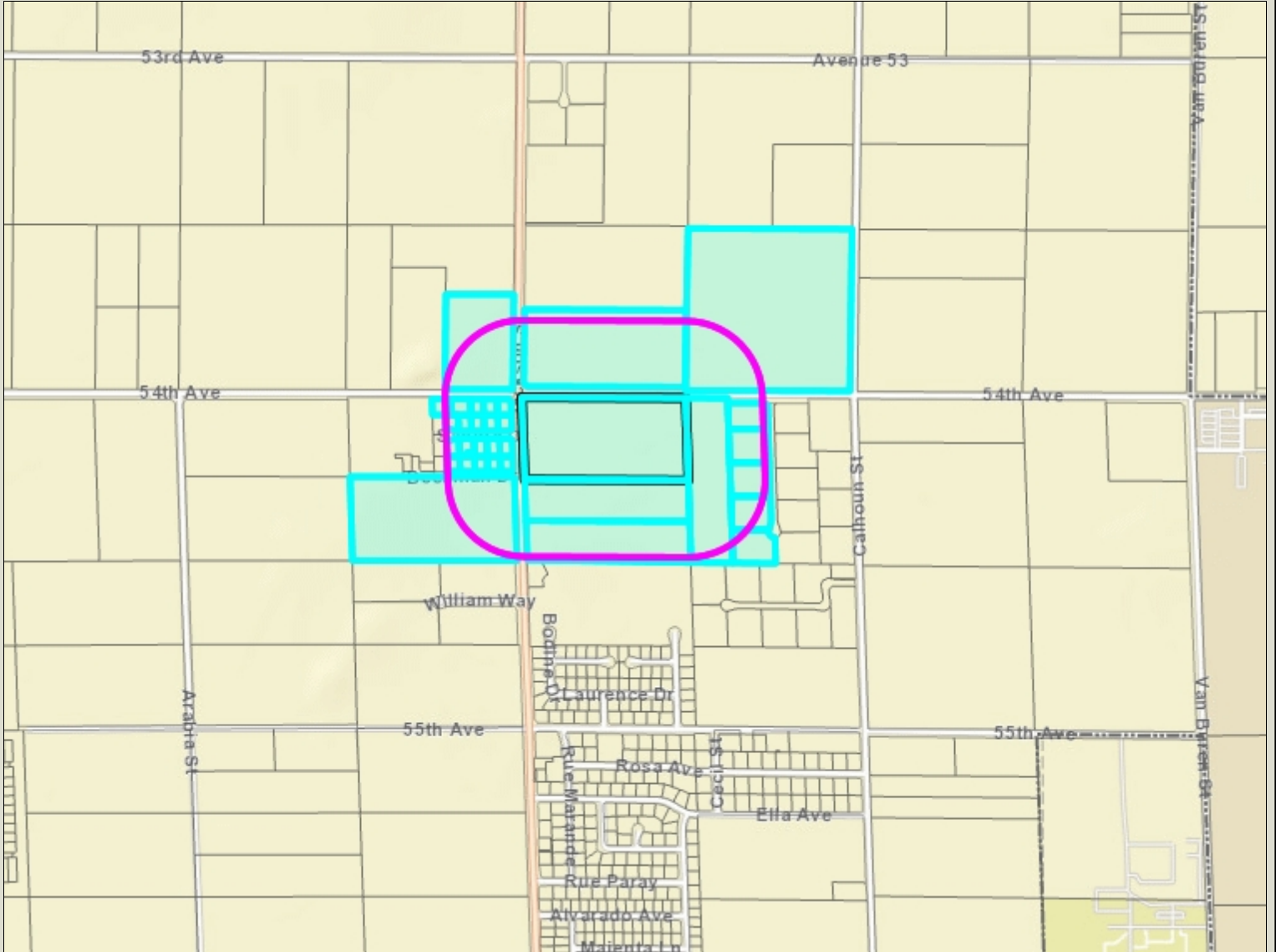
EMAIL: elincoln@rivco.org

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

GPA240007



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... 12/16/2024 3:15:04 PM

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780020015
ABBY HALL
1501 WESTCLIFF DR STE 270
NEWPORT BEACH CA 92660

780090002
MAJID FAMILY LTD
81709 DOCTOR CARREON BLV
INDIO CA 92201

780090003
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93389

780290012
LEJA LIVING TRUST DATED 07/12/2023
54295 JACKSON ST
THERMAL CA 92274

780300005
BARBARA COUSINS
P O BOX 602
INDIO CA 92202

780300006
PABLO D. LUA
82911 AVENUE 54
THERMAL CA 92274

780300008
MIGUEL BECERRA
82910 BECKMAN DR
THERMAL CA 92274

780300009
TAMMY R. ROBINSON
82940 BECKMAN DR
THERMAL CA 92274

780300010
JACOB BRITTON
82950 BECKMAN DR
THERMAL CA 92274

780300011
BERNARDO M. ALVAREZ
82970 BECKMAN DR
THERMAL CA 92274

780300012
SERGIO ROCHA
P O BOX 167
THERMAL CA 92274

780300013
JONATHAN ZAMANIEGO
82983 SANDRA DR
THERMAL CA 92274

780300014
ZEPEDA CESAR EDUARDO CASTANEDA
& INIGUEZ ERIKA LEONELA FLORES CA
82969 SANDRA DR
THERMAL CA 92274

780300015
PAMELA ANN NELSON
82955 SANDRA DR
THERMAL CA 92274

780300016
LUCAS GALDINO OROS
82939 SANDRA DR
THERMAL CA 92274

780300017
JOANNE M. FAIN
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

780300018
BRADFORD J. WHEELER
82911 SANDRA DR
THERMAL CA 92274

780300021
EAGLE REVOCABLE LIVING TRUST
82910 SANDRA DR
THERMAL CA 92274

780300022
SOCORRO LAPENA
82940 SANDRA DR
THERMAL CA 92274

780300023
SONNY RIVAS
79210 AVENUE 42 APT E4
BERMUDA DUNES CA 92203

780300024
ADOLFO RAMIREZ MORENO
82970 SANDRA DR
THERMAL CA 92274

780300025
NUNEZ FAMILY TRUST
82984 SANDRA DR
THERMAL CA 92274

780300026
JOAN A. FOGG
78953 WATERFORD LN
PALM DESERT CA 92211

780300027
JESSE ARCE
82969 AVENUE 54
THERMAL CA 92274

780300028
ARTHUR RANDOLPH JUAREZ
82939 54TH AVE
THERMAL CA 92274

780320001
OLDS FAMILY 2002 TRUST DATED
06/03/2002
56 GOLDEN EAGLE
IRVINE CA 92603

780320002
STEVEN SAMPSON
P O BOX 816
THERMAL CA 92274

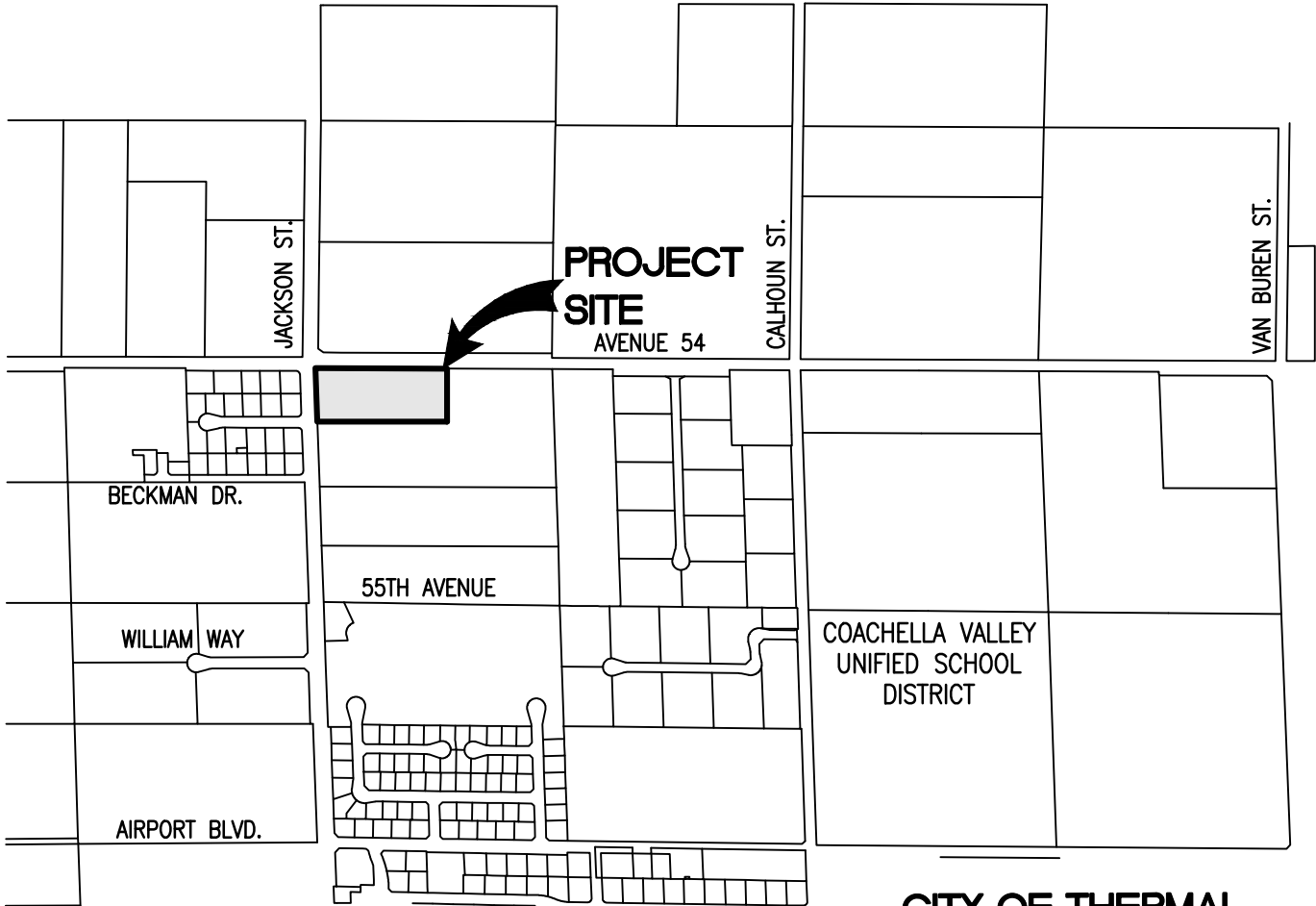
780320003
FELIPE F. MAGANA
54400 JACKSON ST
THERMAL CA 92274

780320004
USA AUGUSTINE BAND OF CAHUILLA
INDIANS
2800 COTTAGE WAY
SACRAMENTO CA 95825

780320014
USA BIA TRUSTEE, AUGUSTINE BAND
OF CAHUILLA INDIANS, CALIFORNIA
2800 COTTAGE WAY
SACRAMENTO CA 95825

VICINITY MAP THERMAL TOWNHOUSES

CITY OF COACHELLA



VICINITY MAP NOT TO SCALE



NOT TO SCALE

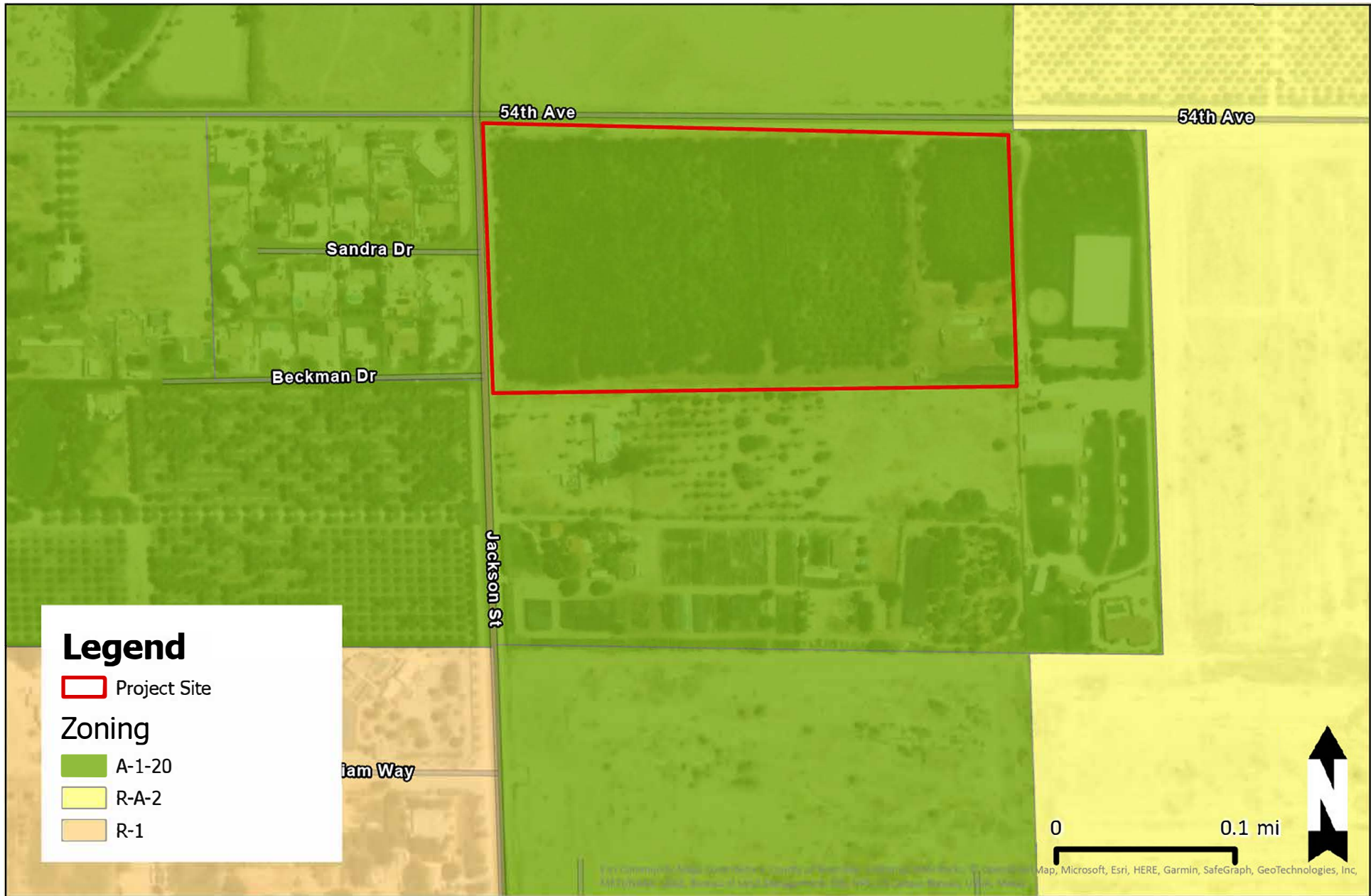
A.P.N. 780-320-001
ADDRESS: 83237 AVENUE 54, THERMAL, CA 92274
N.W. 1/4 SEC. 13, T. 6S., R. 7E., S.B.B.M.



44-600 Village Court, Suite 100
Palm Desert, CA 92260
t.760.346.4750 f.760.340.0089
TheAltumGroup.com

ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

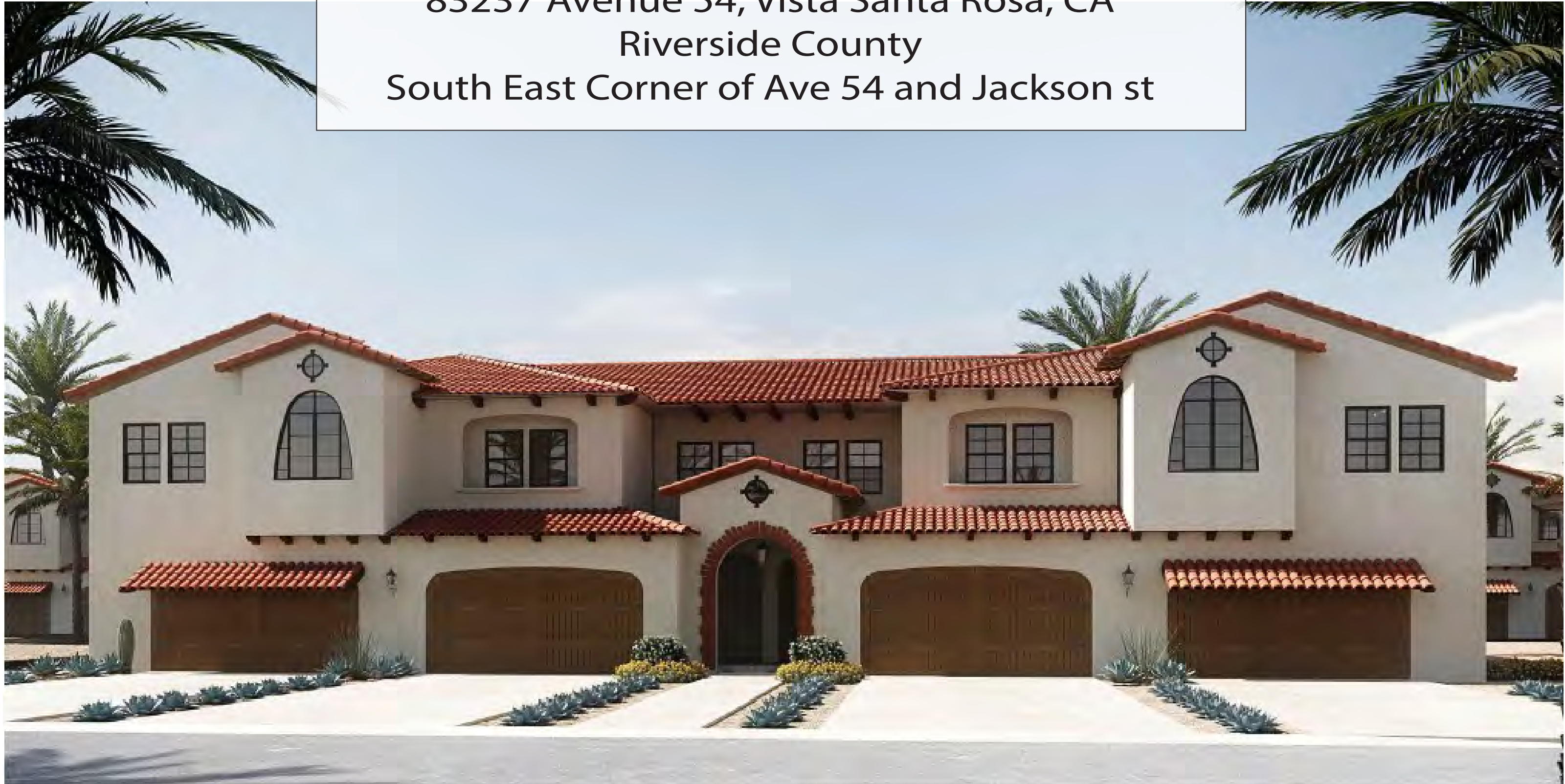








Ave 54 & Jackson st Townhomes
83237 Avenue 54, Vista Santa Rosa, CA
Riverside County
South East Corner of Ave 54 and Jackson st



Developer Introduction Thomas Jurbala

Elysian Appartments
2151 Village Walk Dr,
Henderson, NV 89012

Robinddale Villas
318 Vista Heights
Henderson, NV 89074



- Amenities**
- Two Story Units
 - Balcanies
 - Attached garage
 - Clubhouse
 - Pool
 - Picnic & BBQ area
 - Fitness Center
 - Openspace
 - Dog Park



- Amenities**
- Two Story Units
 - Balcanies
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Project Overview

Local Design/Development Team



The Altum Group: Survey - Engineering - Planning - Environmental

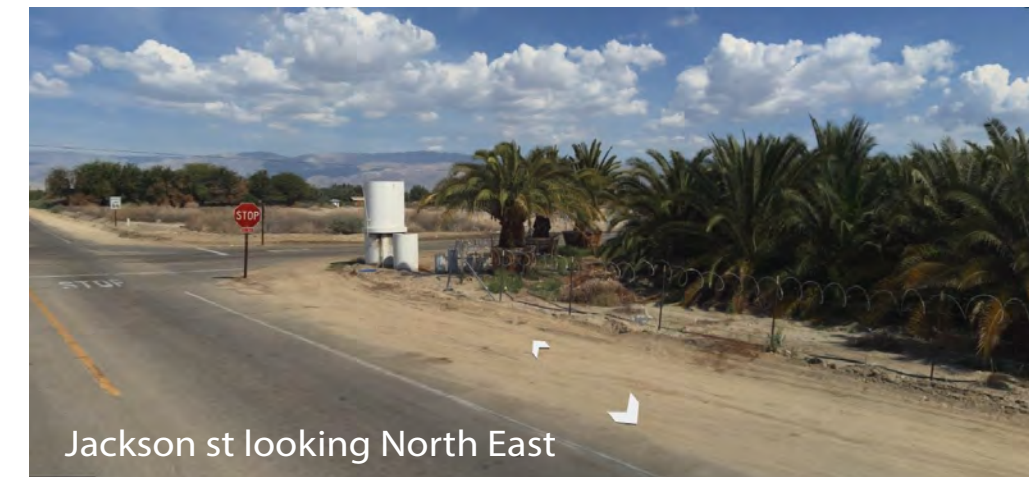
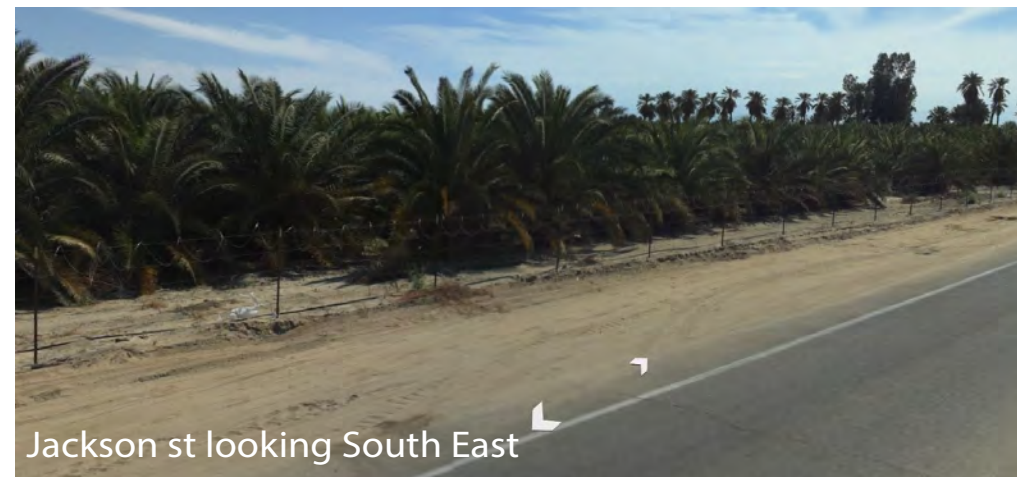
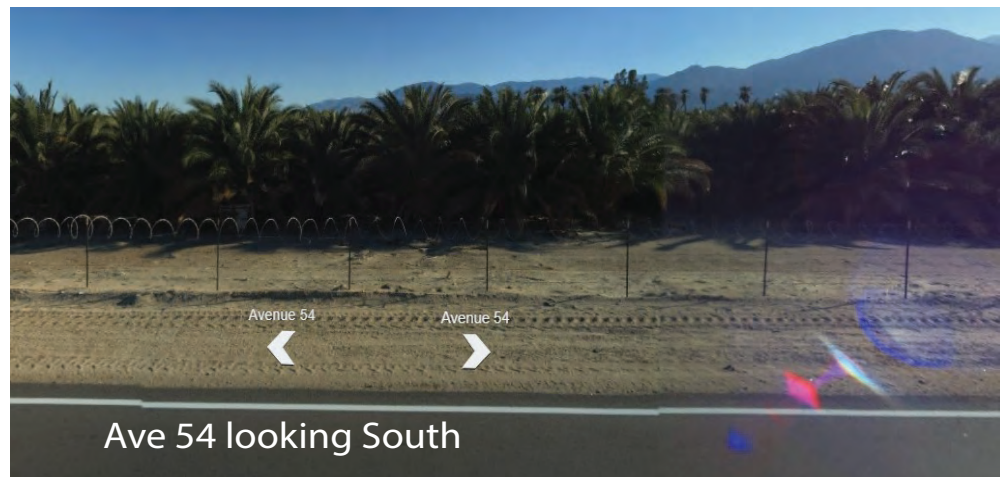


South West Concepts: Arcitecture

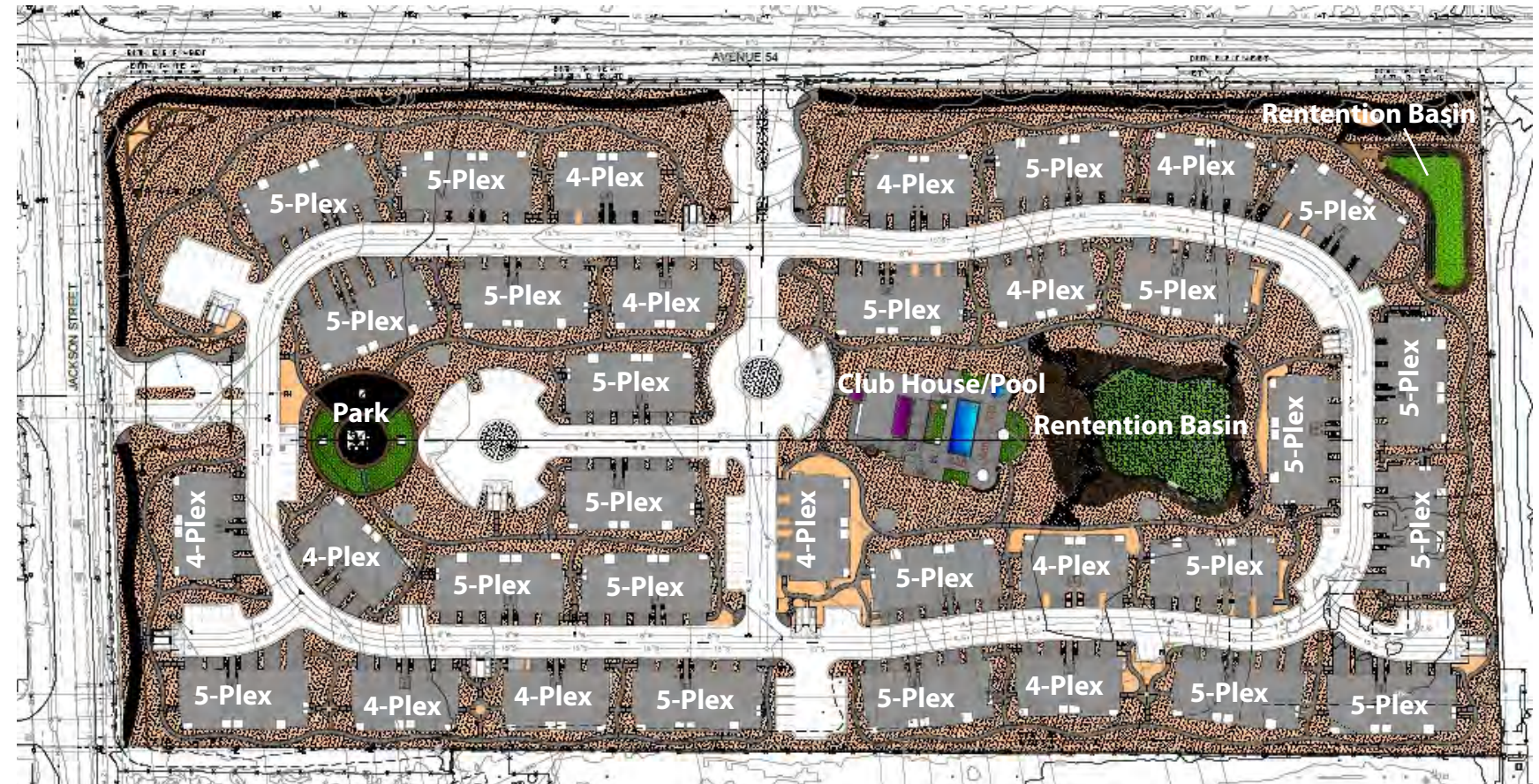


Pro Landscaping Inc.

ProLand: Landscape Arcitecture



Vista Santa Rosa



Vista Santa Rosa Guidelines

- Rural/ Agriculture
- Equestrian Friendly trails with white rail fencing
- Adequate street lighting for visibility
- Allowing views of mountain vistas
- Maintain Irrigation Easment



Project Information

- Site Are 18.22 AC
- (12) 4-Plex Buildings
- (22) 5-Plex Buildings
- Total 158 Units (8.7 du/ac)
- 2,555 SQ. FT. Club House
- Pool / Spa / BBQ

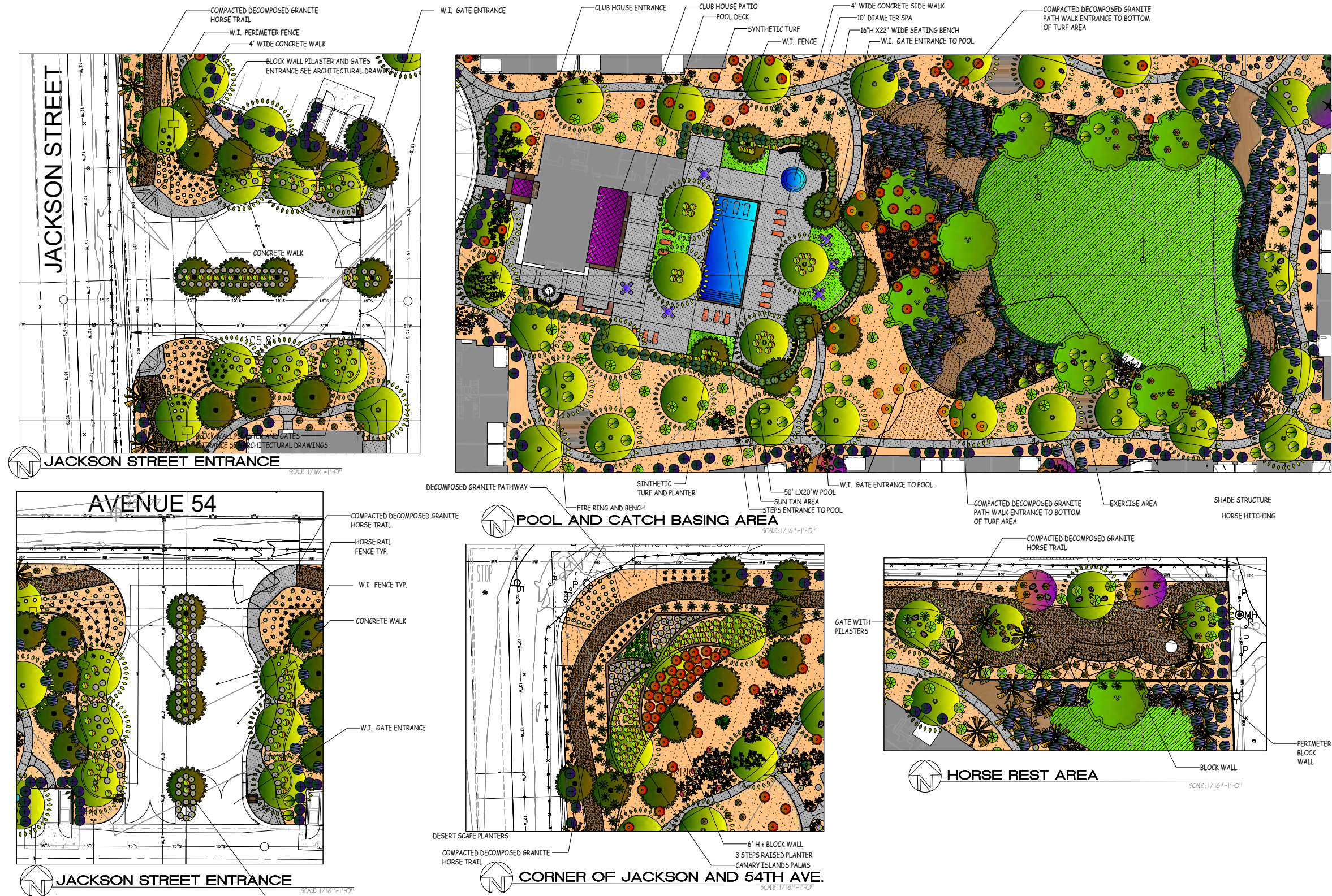
Project Highlights

Amenities

- Gated Development
- Clubhouse
- pool
- Park
- Openspace/ Tot Lot/ Small Park
- Equestrian Trails and Equestrian rest area along Ave 54
- Landscaped seating area along 54 and jackson with shade trellis that anchor the eastern side of the property.
- Canary Palms will be retained on site, those that were damaged in the fire will be used as molch on the project site, remianing trees are to be relocated to other farms along Jackson st.

Utility Upgrades

- USBR irrigation improvments
- Road Widening per County requirements Ave 54/ Jackson st





5-Plex with Enclosed 2-Car Garages - Front Elevation



Clubhouse Entry - Front Elevation



4-Plex with Enclosed 2-Car Garages - Front Elevation



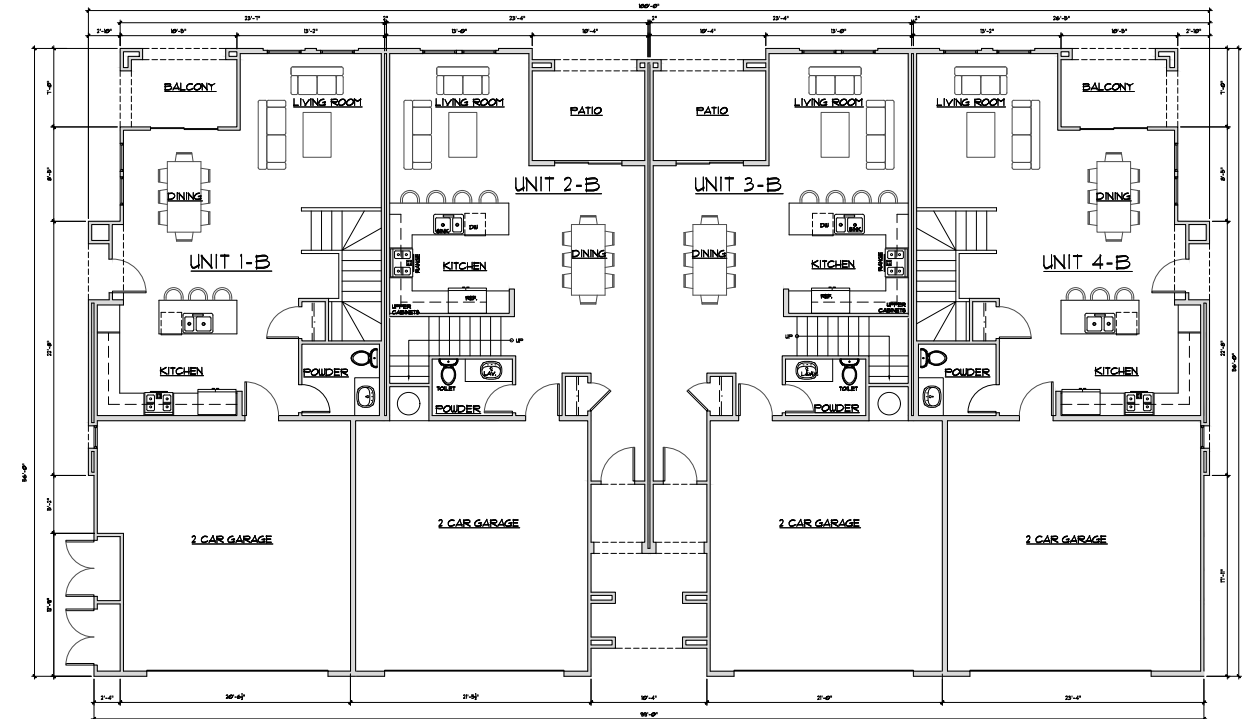
Clubhouse Pool and Patio - Rear Elevation



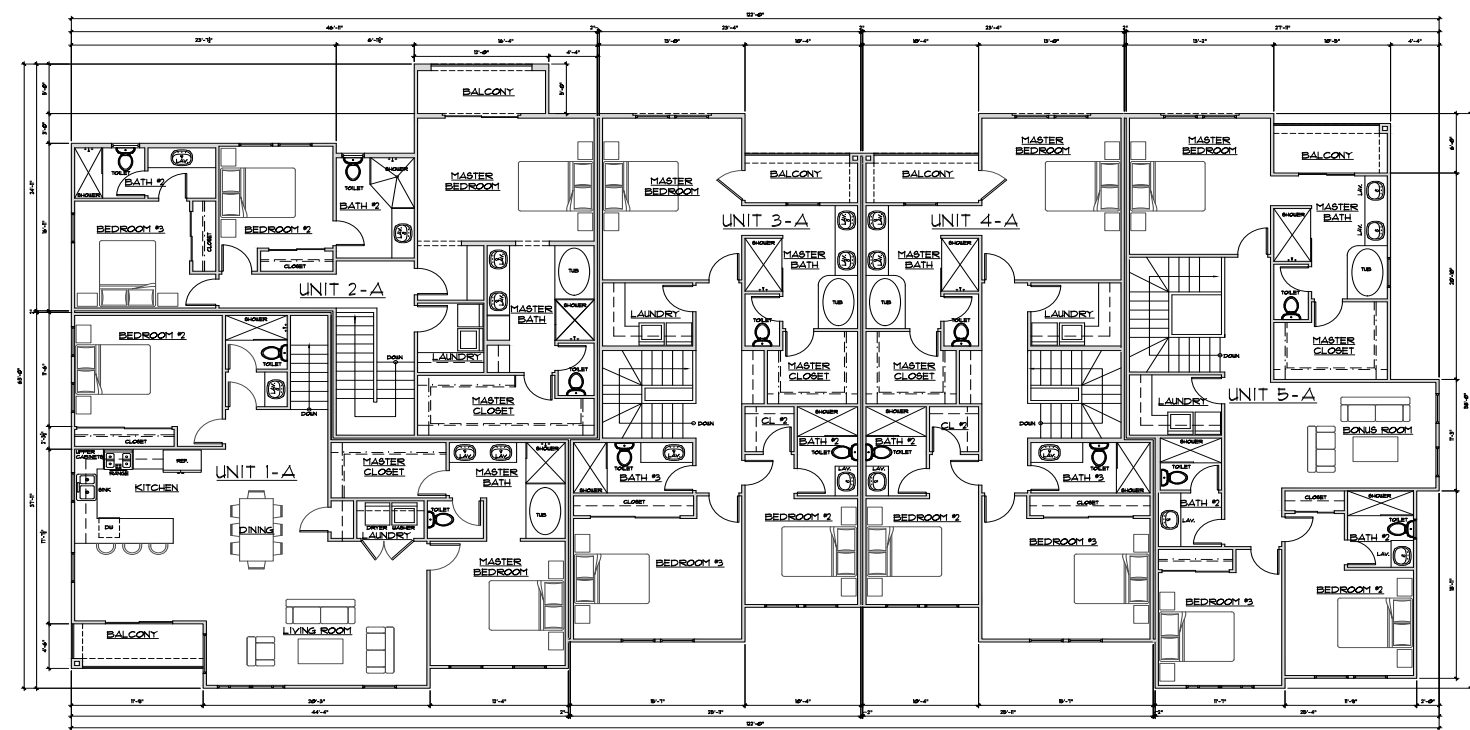
Entry Gate Elevation



5-Plex - 1st Floor Plan

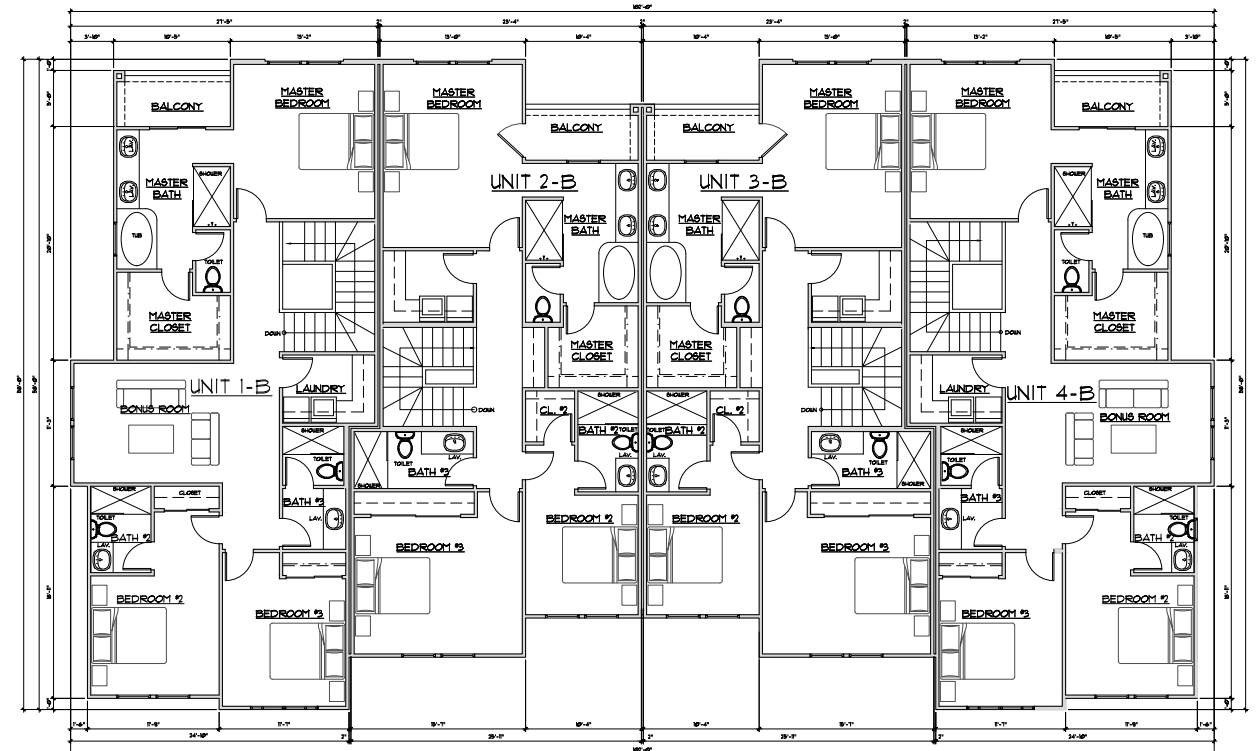


4-Plex - 1st Floor Plan



5-Plex - 2nd Floor Plan

BUILDING 'A' AREA CALCULATIONS	
1ST. FLOOR LIVABLE	3,551 SQ. FT.
2ND. FLOOR LIVABLE	6,141 SQ. FT.
TOTAL LIVABLE	9,698 SQ. FT.
GARAGE SPACE	2,528 SQ. FT.
BALCONY AND/OR PATIO	862 SQ. FT.
TOTAL STRUCTURE	13,088 SQ. FT.



4-Plex - 2nd Floor Plan

BUILDING 'B' AREA CALCULATIONS	
1ST. FLOOR LIVABLE	2,883 SQ. FT.
2ND. FLOOR LIVABLE	4,981 SQ. FT.
TOTAL LIVABLE	7,864 SQ. FT.
GARAGE SPACE	2,040 SQ. FT.
BALCONY AND/OR PATIO	131 SQ. FT.
TOTAL STRUCTURE	10,635 SQ. FT.



Conceptual Landscape Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

30

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 #: 27733

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240007 (GPA240007)

REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) to Community Development: High Density Residential (CD: HDR), to allow for submittal of an application for 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, ad patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. – **Fourth Supervisorial District** – Lower Coachella Valley District Zoning Area – Eastern Coachella Valley Area Plan – Applicant: Madeline Luke c/o The Altum Group – Engineer / Representative: Stephen Nieto c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – **Location:** north of 55th Ave, east of Jackson St, south of 54th Ave, and west of Calhoun St – APN(s): 780-320-001 – 18.39 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

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

22.3

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240007
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, 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. 240007**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) & Community Development: High Density Residential (CD: HDR) to allow for submittal of an application for a 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, ad patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 780-320-001. This proposed project is located: North of 55th Ave., East of Jackson St., South of 54th Ave., and West of Calhoun. in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240007 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240007 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 240007 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 10 de junio de 2025 a las 9:30 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el Inicio de la Enmienda No. 240007 al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240007 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Agricultura: Agricultura (AG: AG) y Desarrollo Comunitario: Residencial de Alta Densidad (CD: HDR) para permitir la presentación de una solicitud para 34 edificios de casas adosadas, 158 unidades de vivienda con un edificio de recreación comunitaria y piscina, spa y área de patio adyacentes; un área de juegos infantiles y un área de parque activo; una segunda área de parque; Dos cuencas de infiltración, un sendero ecuestre y 427 plazas de aparcamiento. Se requerirán solicitudes de desarrollo adicionales y la revisión del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240007. La Enmienda al Plan General se encuentra en el APN: 780-320-001. Este proyecto propuesto se ubica al norte de la Avenida 55, al este de la Calle Jackson, al sur de la Avenida 54 y al oeste de Calhoun, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240007 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240007 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: 13 de mayo de 2025

Por: Kimberly A. Rector, Secretaria de la Junta
Naomy 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. 240007
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, 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. 240007**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) & Community Development: High Density Residential (CD: HDR) to allow for submittal of an application for a 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, ad patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 780-320-001. This proposed project is located: North of 55th Ave., East of Jackson St., South of 54th Ave., and West of Calhoun. in the Fourth Supervisorial District.

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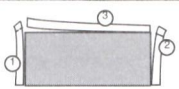
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Dated: May 14, 2025

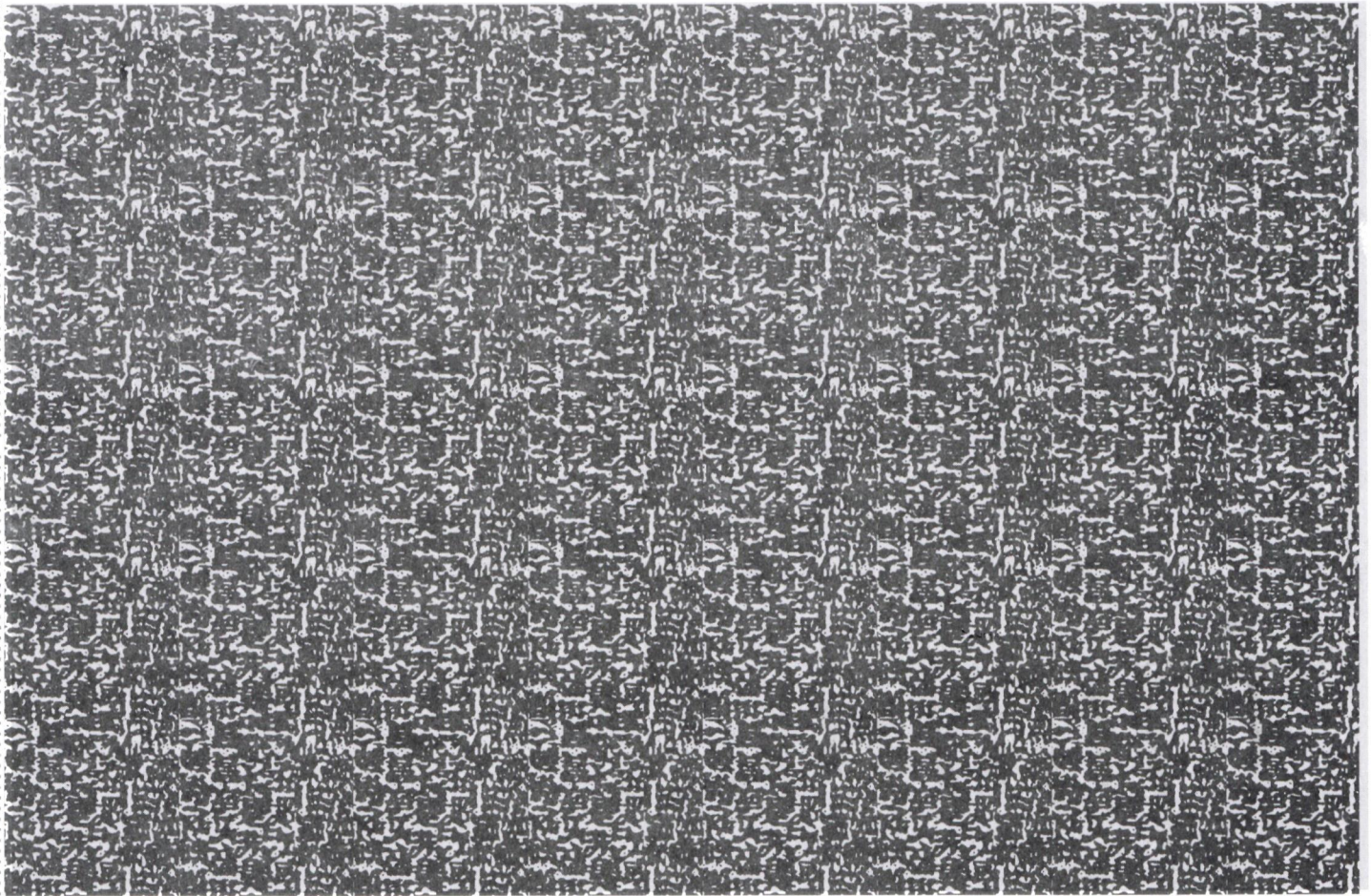
By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant



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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. 240007
IN THE FOURTH SUPERVISORIAL DISTRICT

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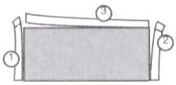
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 14, 2025

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

★ 7877981 7878014

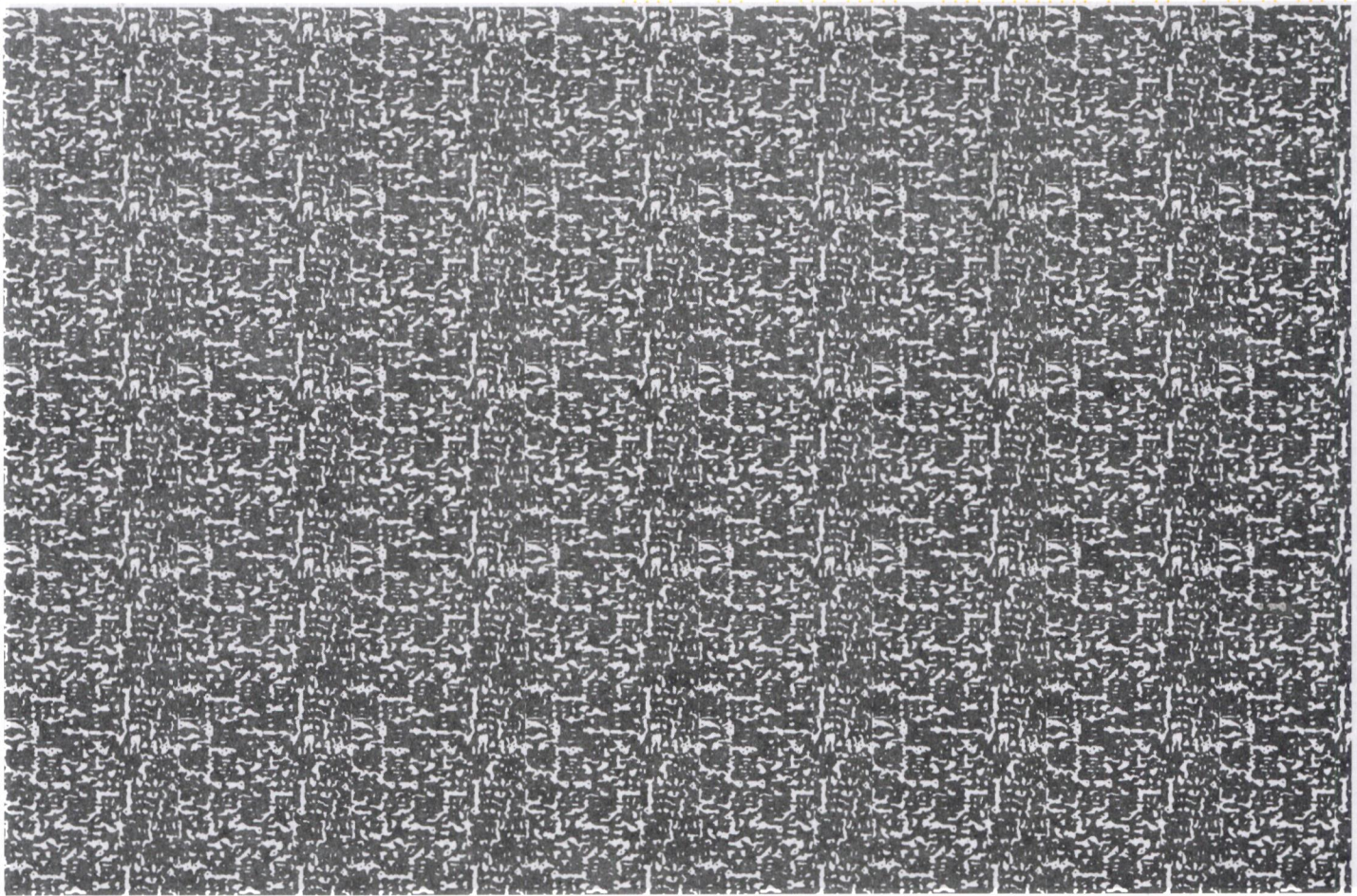
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240007 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 10 de junio de 2025 a las 9:30 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el Inicio de la Enmienda No. 240007 al Plan General del Componente de Cimentación. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240007 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Agricultura: Agricultura (AG: AG) y Desarrollo Comunitario: Residencial de Alta Densidad (CD: HDR) para permitir la presentación de una solicitud para 34 edificios de casas adosadas, 158 unidades de vivienda con un edificio de recreación comunitaria y piscina, spa y área de patio adyacentes; un área de juegos infantiles y un área de parque activo; una segunda área de parque; Dos cuencas de infiltración, un sendero ecuestre y 427 plazas de aparcamiento. Se requerirán solicitudes de desarrollo adicionales y la revisión del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240007. La Enmienda al Plan General se encuentra en el APN: 780-320-001. Este proyecto propuesto se ubica al norte de la Avenida 55, al este de la Calle Jackson, al sur de la Avenida 54 y al oeste de Calhoun, en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores CONSIDERE la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240007 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240007 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.

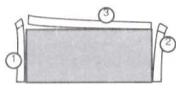
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Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con el Secretario de la Junta al (951) 955-1069.

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Fecha: 14 de mayo de 2025

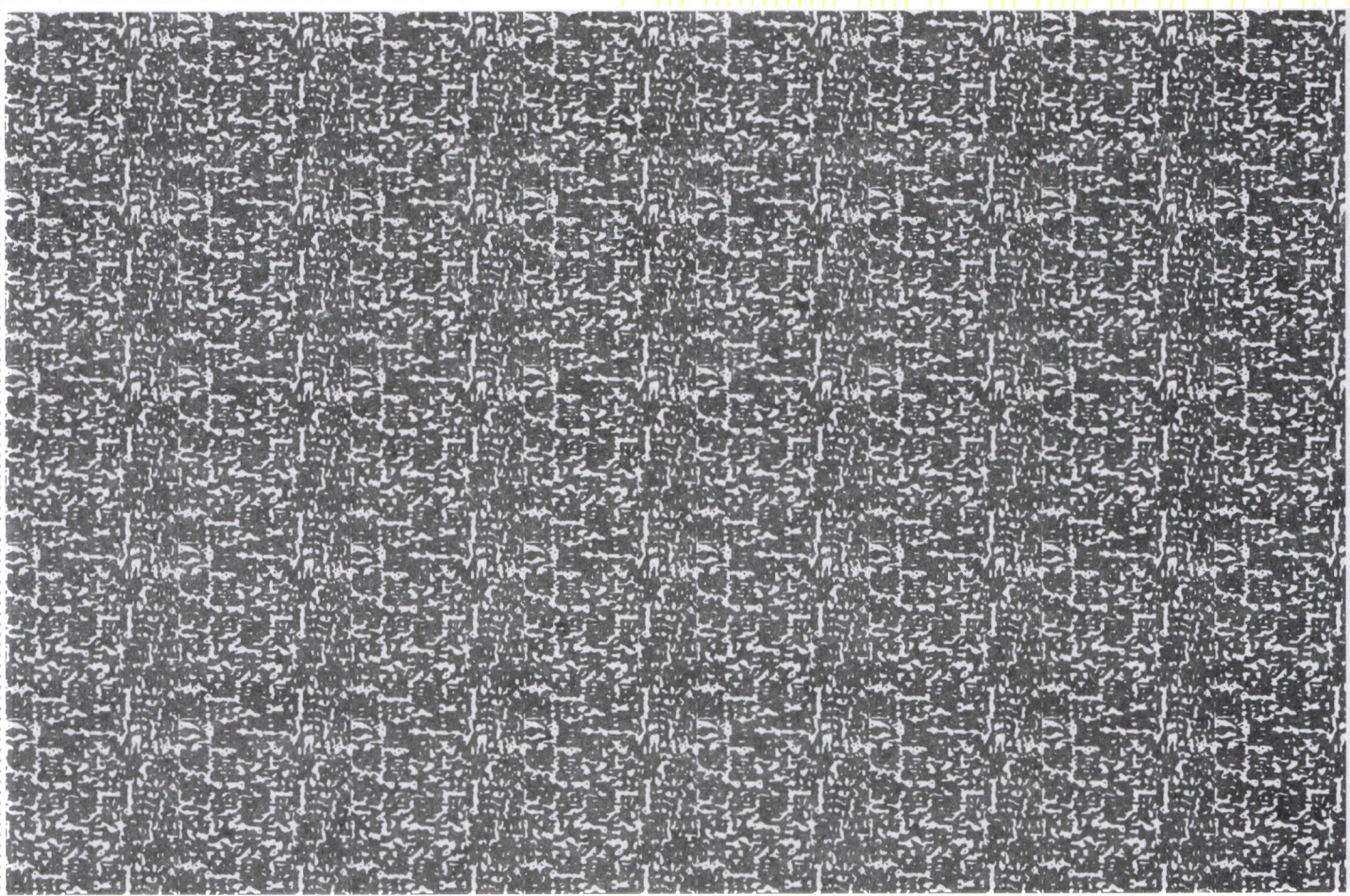
Kimberly A. Rector, Secretaria de la Junta
Por: Naomi Sicra, Secretaria Adjunta de la Junta



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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 240007 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

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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 GPA240007 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240007 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.

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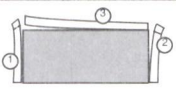
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Fecha: 14 de mayo de 2025

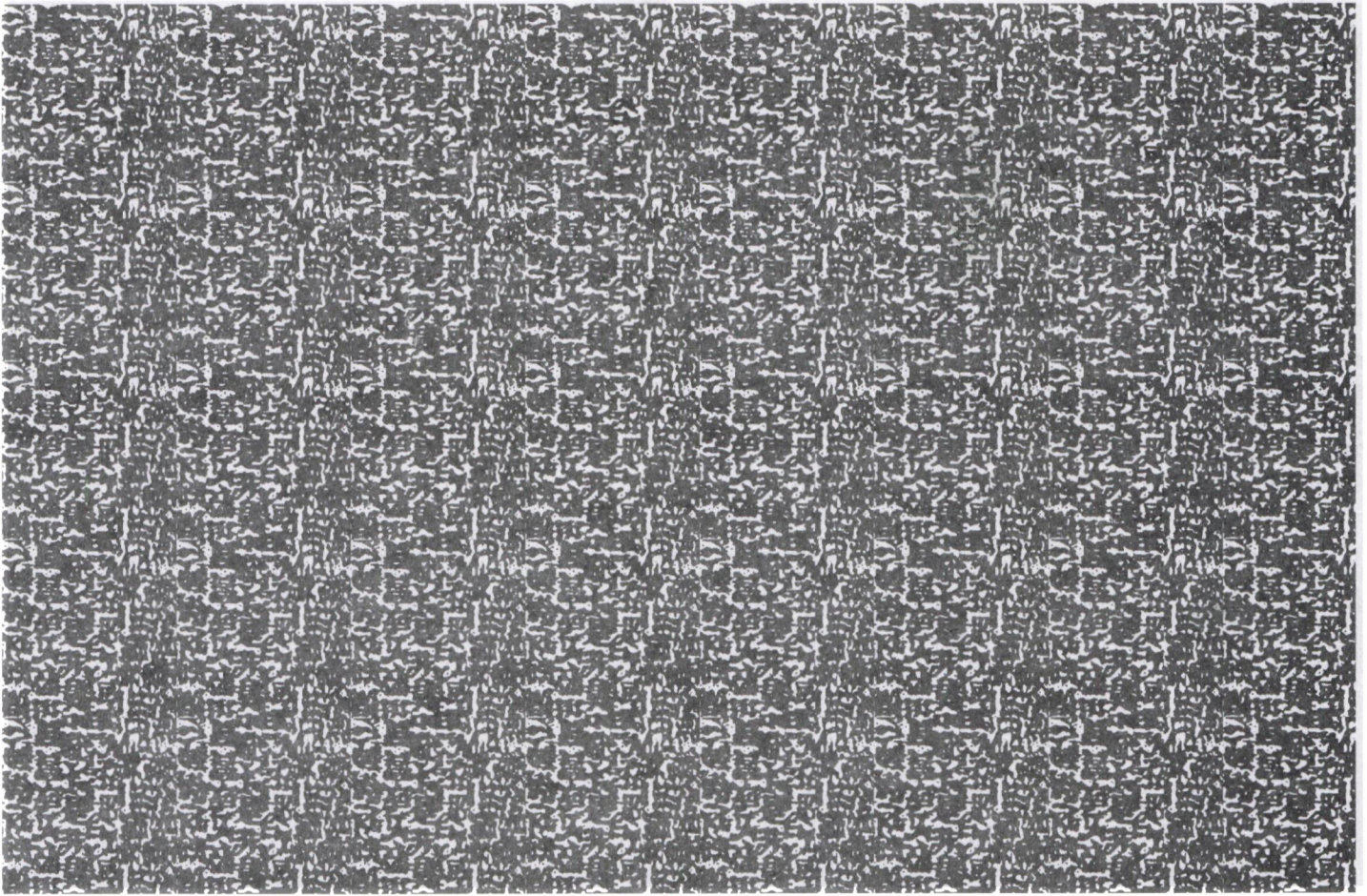
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Por: Naomi Sicra, Secretaria Adjunta de la Junta



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240007 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, 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. 240007**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240007 to change the General Plan Foundation Component of one (1) parcel from Agriculture: Agriculture (AG: AG) & Community Development: High Density Residential (CD: HDR) to allow for submittal of an application for a 34 town home buildings, 158 dwelling units with a community recreation building and adjoining pool, spa, ad patio area; a tot lot and active park area; a second park area; two infiltration basins, and equestrian trail, and 427 parking spaces. 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 GPA240007 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 780-320-001. This proposed project is located: North of 55th Ave., East of Jackson St., South of 54th Ave., and West of Calhoun. in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240007 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240007 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.

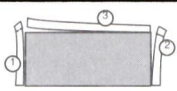
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 14, 2025

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

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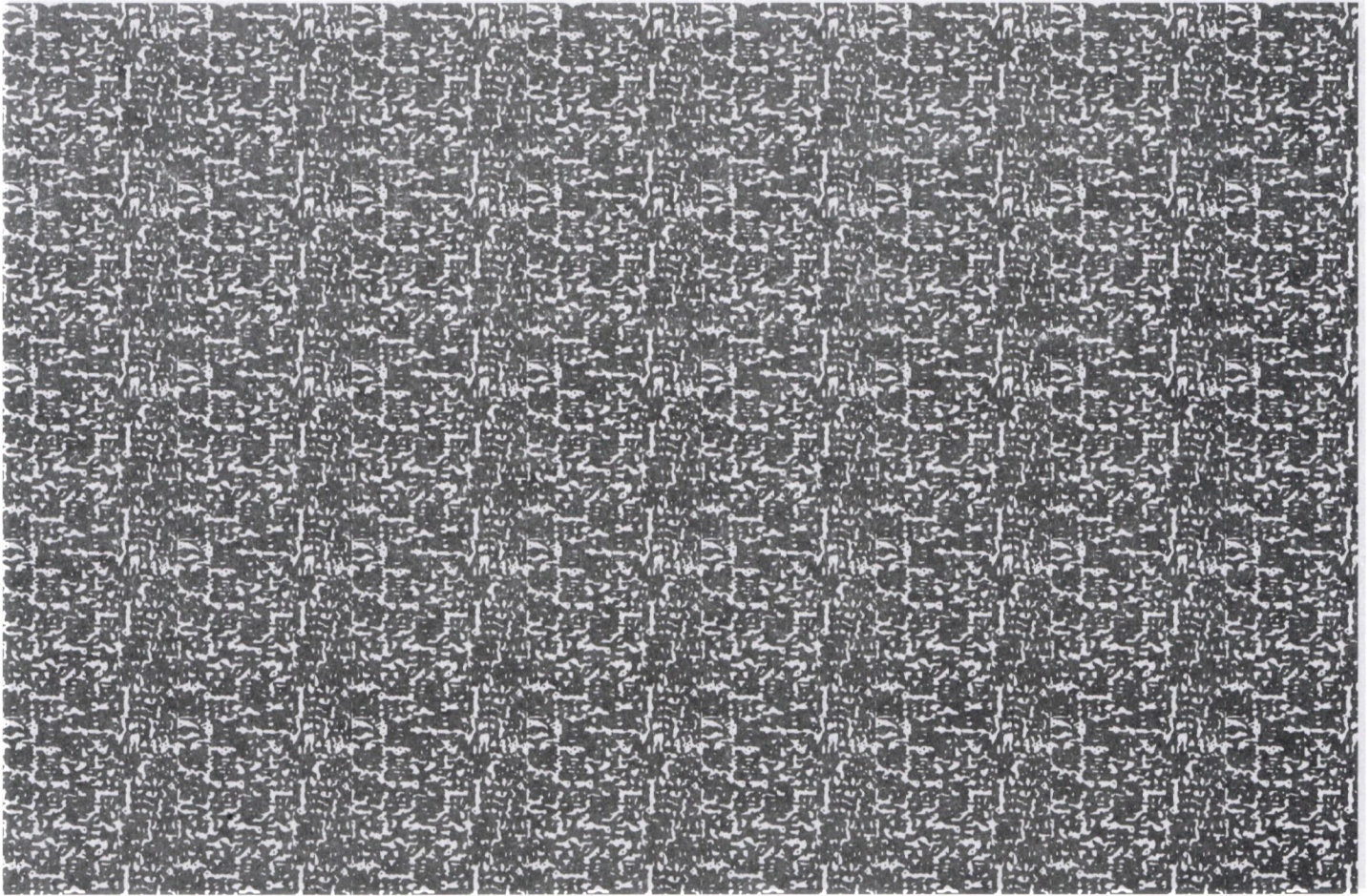
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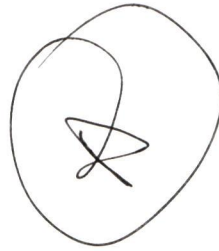
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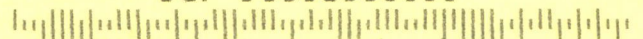
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240007 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

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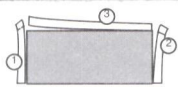
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Fecha: 14 de mayo de 2025

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

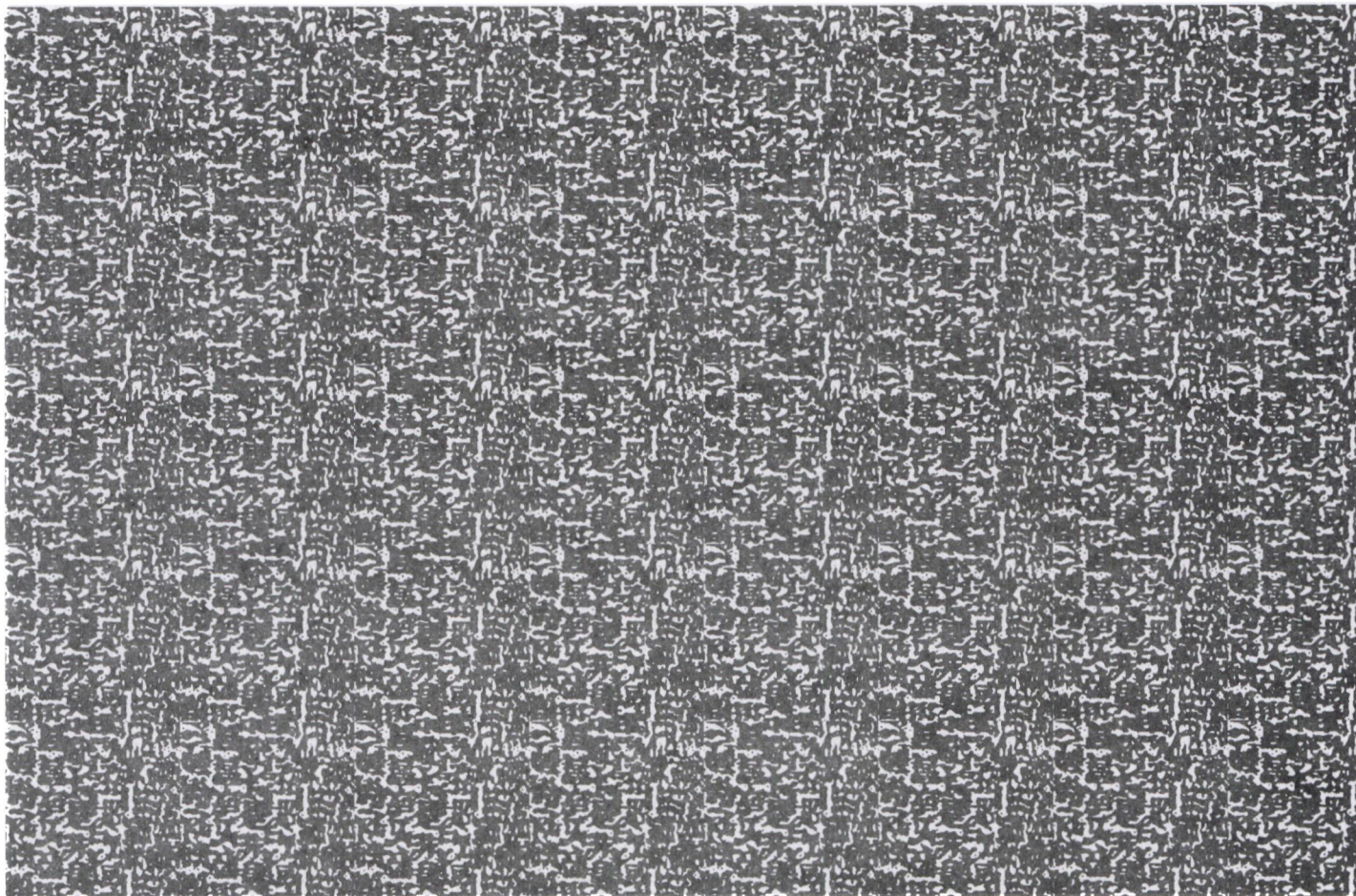


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