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

ITEM: 22.2
(ID # 27892)
MEETING DATE:
Tuesday, June 24, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development Low Density Residential (CD:LDR), and Open Space: Conservation (OS:C), to allow for submittal of an application for a Tentative Tract Map with residential lots separated by an open drainage course to buffer and differentiate between areas of various lot sizes. 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 GPA240041 is initiated by the Board of Supervisors. – First Supervisorial District – Mead Valley District – Lake Mathews / Woodcrest Area Plan – Applicant: Jeff Chung c/o Shen Family Trust & Oceana LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A Webb Associates – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Avenue D, south of Markham St., east of Cole Ave., and generally west of Cable Ln. and Ravenwood Dr. – Not a Project under CEQA - APN(s): 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002 – 97.22± Gross Acres – District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 (GPA240041)**; and,

Continued on page 2

ACTION:Policy

John Hildebrand, Planning Director 6/17/2025 Rania Odenbaugh, TLMA Director 6/18/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, 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. 240041 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 24, 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

RECOMMENDED MOTION: That the Board of Supervisors:

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 (GPA240041)** and requiring the applicant submit to the County the project within 6 months.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The Foundation Component General Plan Amendment No. 240041 (GPA240041) is a proposal to amend the project site's Foundation Component from the Rural Community to the Community Development and Open Space Foundations, and amend its Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development Low Density Residential (CD:LDR), and Open Space: Conservation (OS:C), on seven (7) parcels, totaling 97.22± gross acres, in order to allow for submittal of an application for a Tentative Tract Map with residential lots separated by an open drainage course to buffer and differentiate between areas of various lot sizes.

The seven (7) parcels are located north of Avenue D, south of Markham Street, east of Cole Avenue, and generally west of Cable Lane and Ravenwood Drive.

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 (GPA240041) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240041 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development:

Medium Density Residential (CD:MDR), Community Development Low Density Residential (CD:LDR), and Open Space: Conservation (OS:C), in order to allow for submittal of an application for a Tentative Tract Map with residential lots separated by an open drainage course to buffer and differentiate between areas of various lot sizes..

The seven (7) parcels are located within the Lake Mathews / Woodcrest Area Plan, and not within any policy or overlay.

If FC-GPA240041 is approved by the Board of Supervisors, the applicant intends to apply for a Tentative Tract Map for a residential project consisting of a number of residential lots with varying sizes separated by a natural drainage course that would be redesignated as Open Space: Conservation (OS:C), with lower average density housing units located further away from the school abutting the project site.

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 most intensive land use designation permitted within the OS Foundation is the Mineral Resources (OS: Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

The proposed Medium High Density Residential (CD: MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Low Density Residential (CD: LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

The proposed Conservation (OS:C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

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 240041 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. Seven (7) members of the public provided public testimony.

Of the public comments received, six (6) were against initiation of a General Plan Amendment, and one (1) was in support. Comments for/against the initiation of the GPA cited concerns about over development of this rural community, traffic, smog, crowding at schools, crime, that the project falls into agricultural preserve, Burrowing Owls and other protected habitat in area, eliminating horse properties increase complaints of farm animal smells and noise, lot sizes are too small. Comments in support of the initiation cited concerns about not wanting to live next to a high school and concerns about off-roading in the area.

The Committee discussed the project. Issues that were discussed included concerns about lot size and density of the proposed project that they felt was not sustainable with surrounding environment.

After discussion, the committee closed the public hearing. The final result of the Committee's discussion of the initiation is provided below.

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240041 was held before the Planning Commission on November 20, 2024. The Planning Commission opened the public hearing and accepted public testimony. Eight (8) members of the public submitted comment cards in opposition to the project. Of the public that testified three (3) comments were against initiation and one (1) was in support. Comments against the initiation cited concerns about traffic, lack of school and service capacity, and a desire for lower density. Comments in support citied the desire for housing and preference for the proposed development as opposed to the current uses on the property.

After taking public comments, the Planning Commission continued the public hearing for GPA240041 to a date certain of December 18, 2024. The Planning Commission public hearing of December 18, 2024, was subsequently cancelled.

In accordance with the requirements of Ordinance 348, a duly noticed public hearing to discuss FC-GPA 240041 was held before the Planning Commission on January 15, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Ten (10) members of the public provided public testimony.

Of the public testimony received, ten (10) were against initiation of a General Plan Amendment, and none were in support. Comments for/against the initiation of the GPA cited concerns about excessive traffic or density and hazards to local animals, and incompatibility with the rural character of the area. Additional concerns mentioned that there was no water or electrical utilities in the area, property value will decrease, noise concerns, fire concerns, and an increase in crime if the project is ultimately built.

The Committee discussed the project. Issues that were discussed included concerns that traffic would be an issue in the area, the desire to honor community requests that the area stay rural, desire to see larger lot sizes than the proposal (1 acre lots) and more support for a lower density proposal. One commissioner indicated support for the applicant to be able to develop on the property. The final result of the Planning Commission's discussion of the initiation is provided below.

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

IMPACT ON RESIDENTS AND BUSINESS

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

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

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

Attachment F – GPAC Hearing Package
Attachment G – PC Hearing Package

Jason Farin, Principal Policy Analyst 6/19/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 6/17/2025

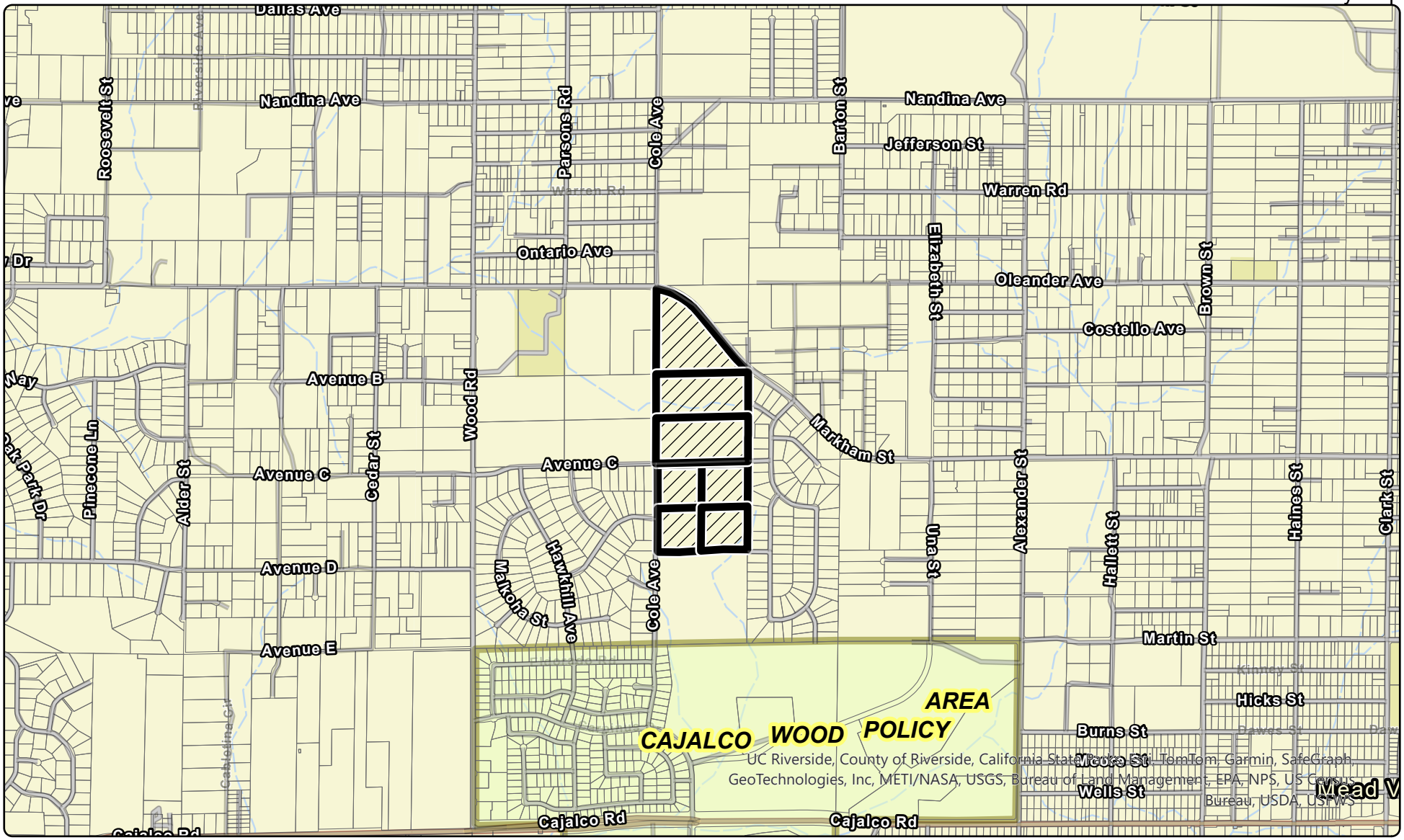
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

VICINITY/POLICY AREAS

Supervisor: Medina
District 1

Date Drawn: 6/17/2025
Vicinity Map



Zoning Area: NORTH PERRIS

Author: PetePang

N

0 1,250 2,500 5,000
Feet

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

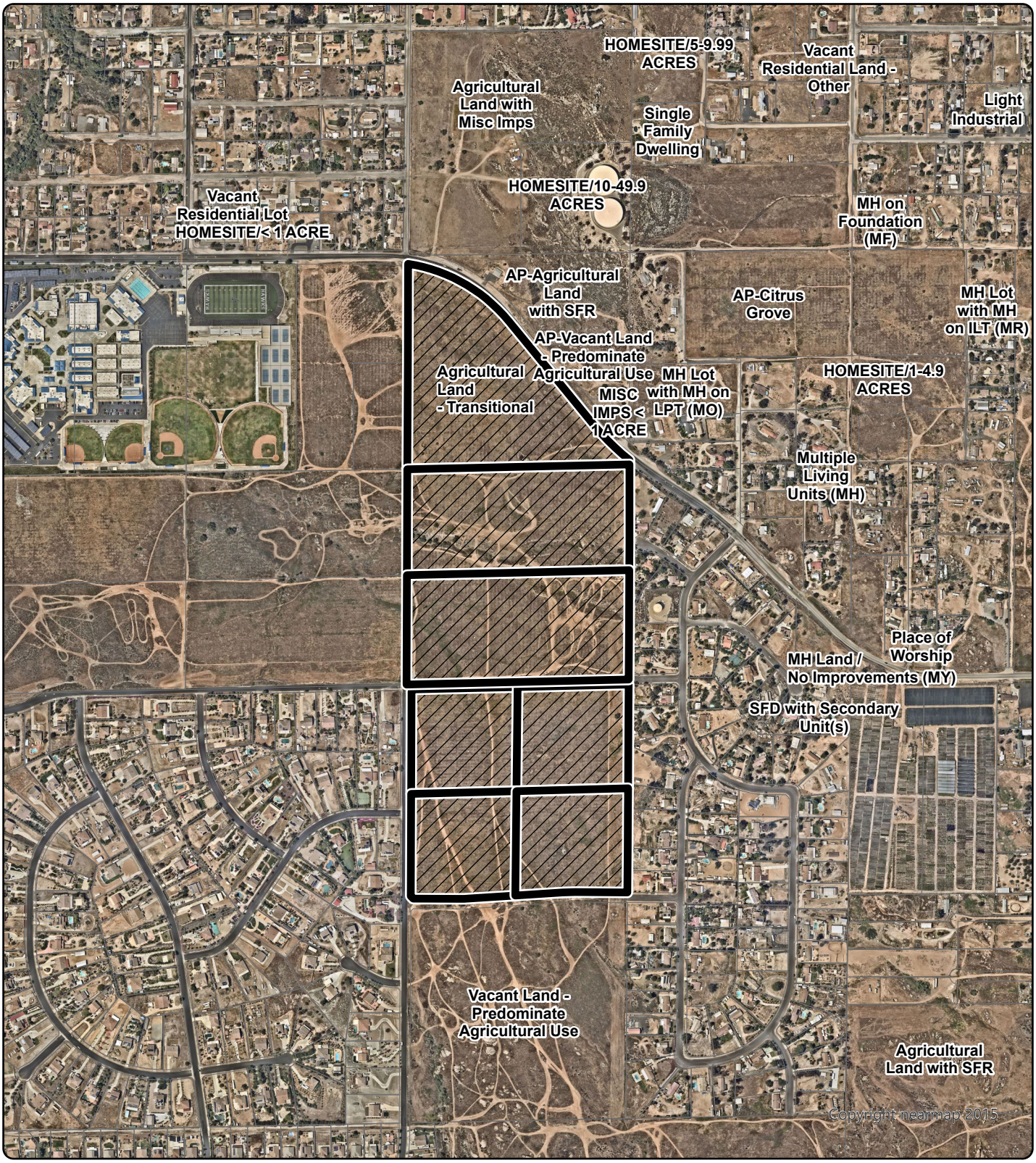
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

LAND USE

Supervisor: Medina
District 1

Date Drawn: 6/17/2025
Exhibit 1



Zoning Area/District: MEAD VALLEY

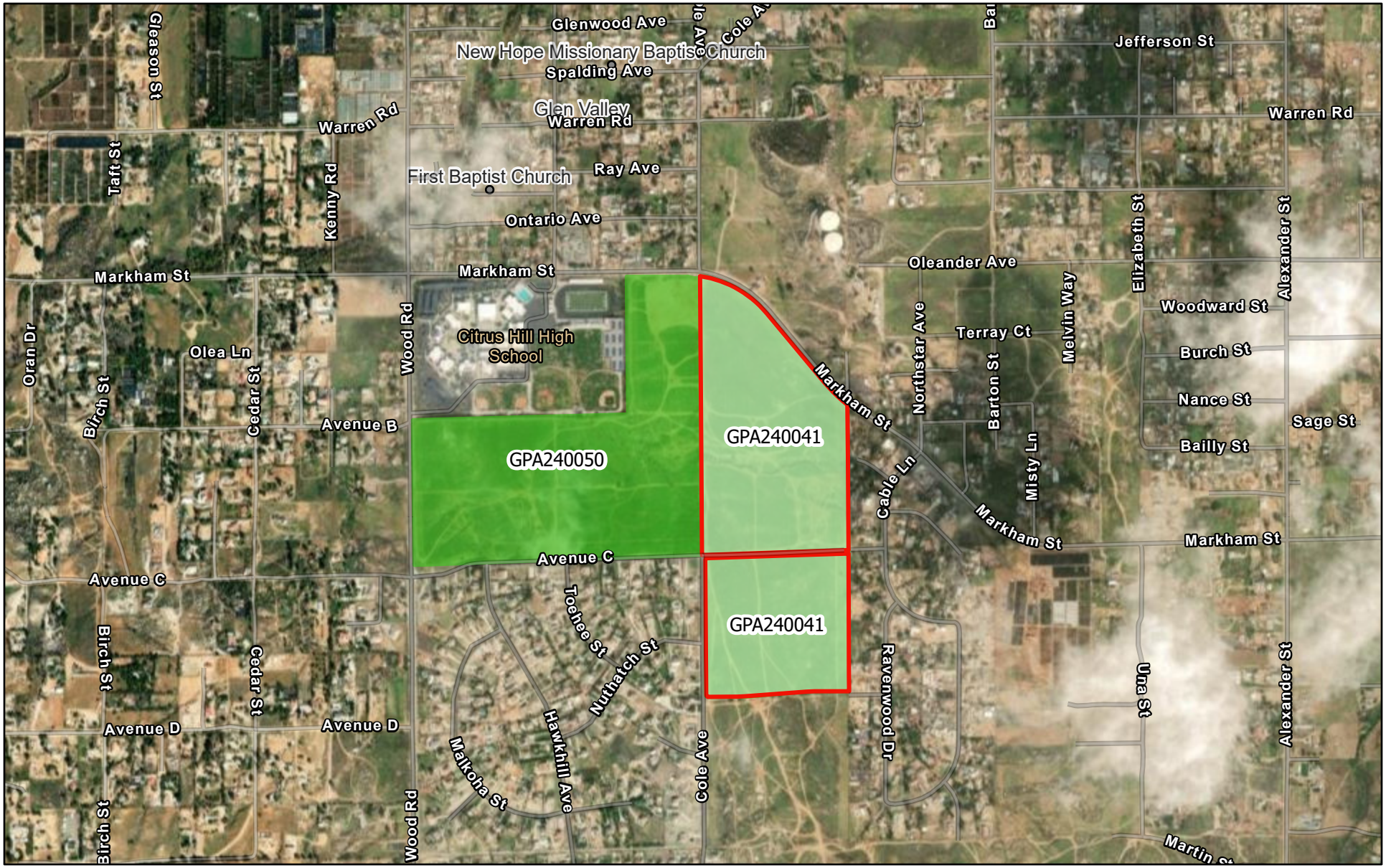
Author: PetePang

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N

0 150 300 600 900 1,200 1,500 1,800 2,100
Feet

Foundation Component GPA Cycle Map



6/13/2025, 7:47:15 PM

FC-GPA240041

California Geographic Names Information System

FGPA Web Map

Active

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

TLMA - Planning

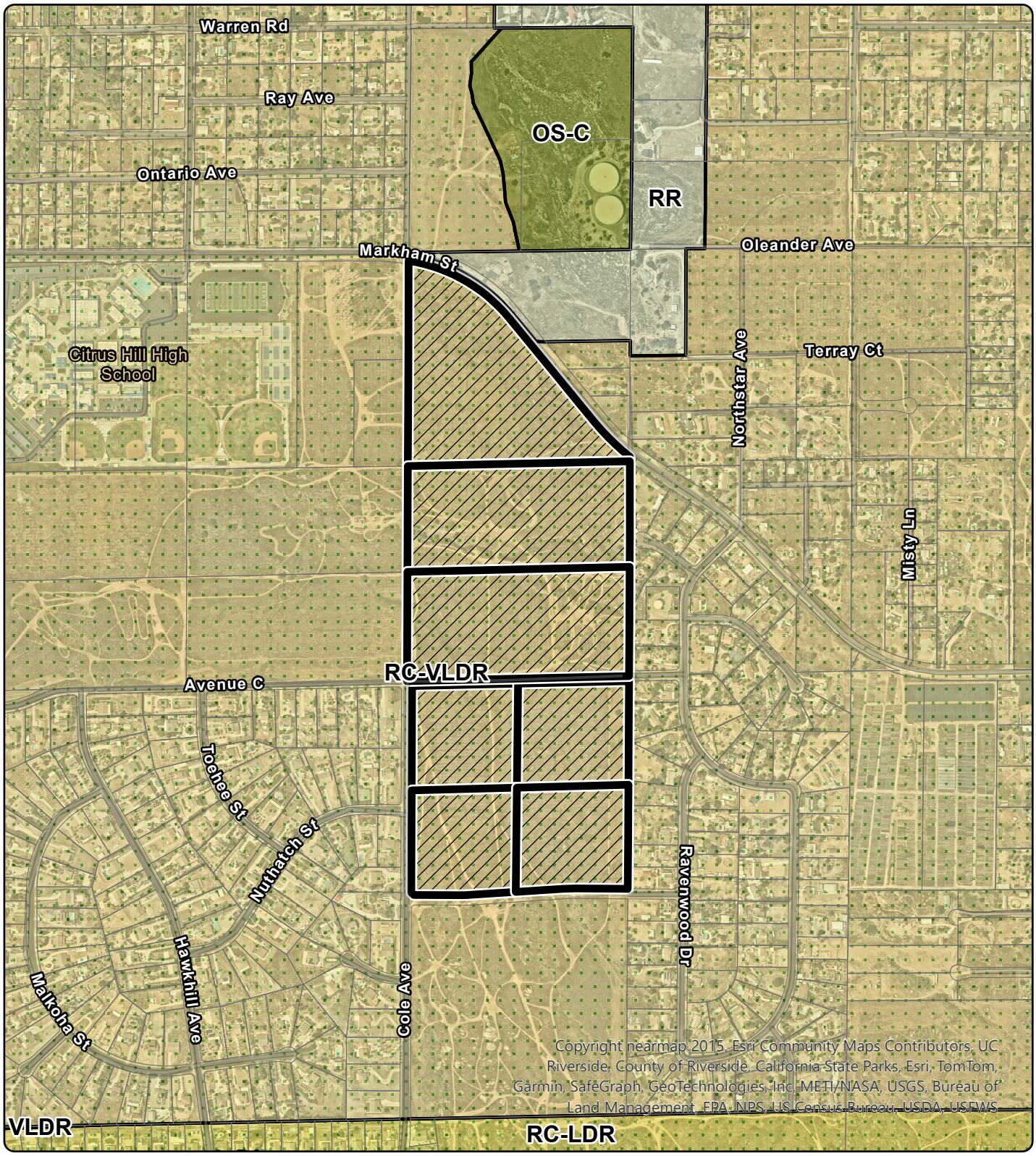
RCIT-GIS | Riverside County Transportation | Maxar | Esri Community Maps Contributors, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Medina
District 1

GPA240041
EXISTING GENERAL PLAN

Date Drawn: 6/17/2025
Exhibit 5



Zoning Area: NORTH PERRIS

Author: PetePang

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

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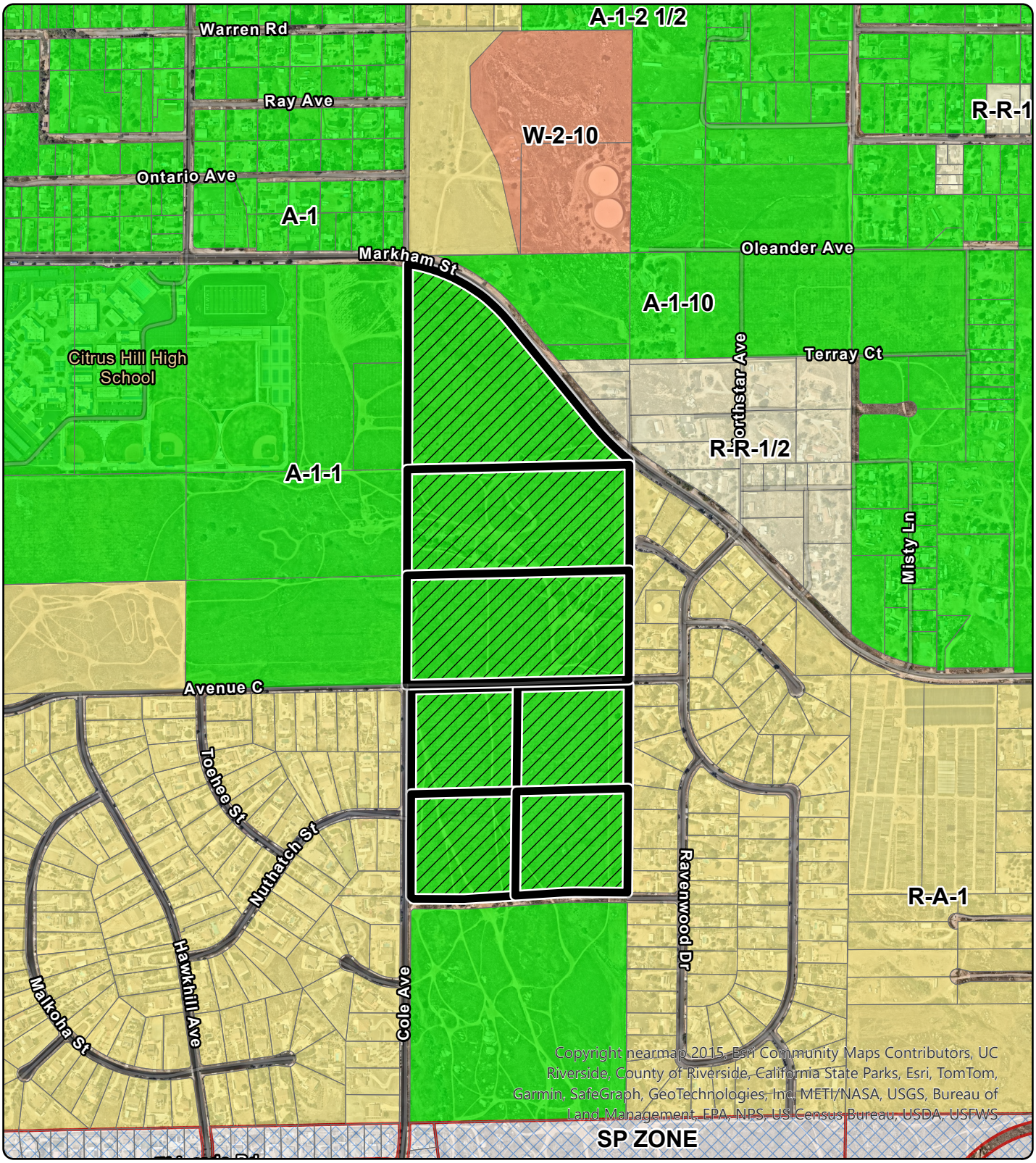
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

Supervisor: Medina
District 1

EXISTING ZONING

Date Drawn: 6/17/2025
Exhibit 2



Zoning Area/District: MEAD VALLEY

Author: PetePang

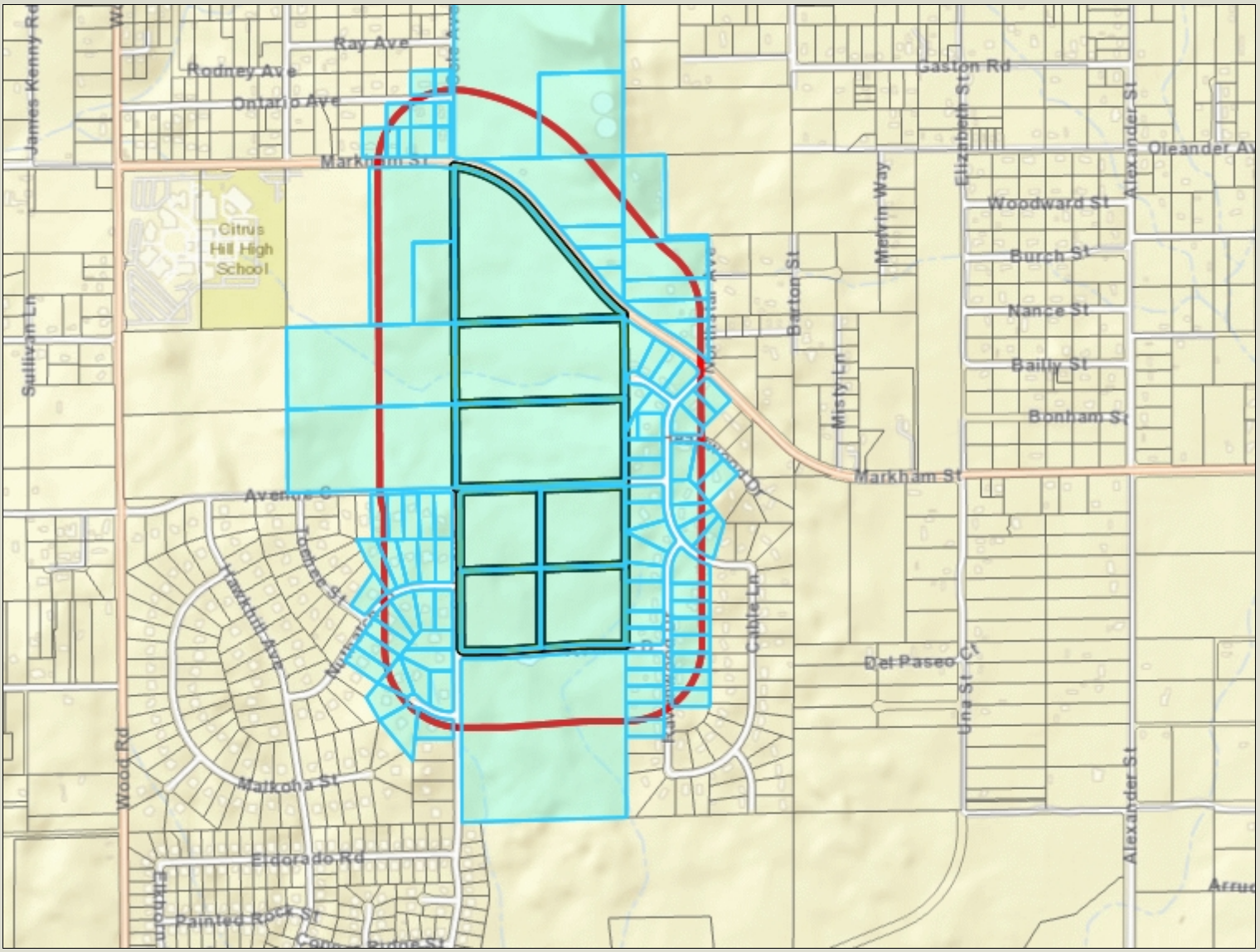
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N

0 150 300 600 900 1,200 1,500 1,800 2,100
Feet

Riverside County GIS Mailing Labels

FC-GPA240041





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600 ft. Radius

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.

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266312007
KHAMPASONG CHANTHAVONG
19462 ONTARIO AVE
RIVERSIDE CA 92508

266312008
MARTIN MAGANA
19488 ONTARIO AVE
RIVERSIDE CA 92508

266313002
ANDREW M. BRUNS
19431 ONTARIO AVE
RIVERSIDE CA 92508

266313003
LILIANA VASQUEZ
2771 W MADISON CIR
ANAHEIM CA 92801

266313004
JORGE ANGEL FLORES CHAVEZ
17921 COLE ST
RIVERSIDE CA 92508

266313005
JOHNNY JAMES MALCOLM
19390 MARKHAM ST
RIVERSIDE CA 92508

266313008
RAMON C. ZINTZUN
19450 MARKHAM ST
RIVERSIDE CA 92508

266313009
ARMANDO NUNEZ
17895 COLE AVE
RIVERSIDE CA 92508

266313010
EVELYN L. TRAMMEL
19430 MARKHAM ST
RIVERSIDE CA 92508

266320025
JORGE LUIS MENDOZA
18352 JURUPA AVE
BLOOMINGTON CA 92316

266320026
WMWD
P O BOX 5286
RIVERSIDE CA 92517

321090007
LCY INV
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

321100011
HSIU I. SHEN
3051 E WASHINGTON BLE
LOS ANGELES CA 90023

321310001
SMR SEPARATE PROPERTY TRUST DATED 05/17/22
PO BOX 52418
RIVERSIDE CA 92517

321310003
TWYLA ANN MINER
19740 MARKHAM ST
RIVERSIDE CA 92508

321310004
OMAR MARROQUIN-PEREZ
2886 PINTA CT
PERRIS CA 92571

321310006
BERTHA LEIPERT
18241 NORTHSTAR AVE
RIVERSIDE CA 92508

321310007
KIMBERLY A. MARSHALL
18251 NORTHSTAR AVE
RIVERSIDE CA 92508

321310014
MAURICIO ABREGO
833 W PALMER ST
COMPTON CA 90230

321320007
PORFIRIO R. CUEVAS
18289 NORTHSTAR AVE
RIVERSIDE CA 92508

321341004
RICHARD GUTIERREZ
18360 CABLE LN
PERRIS CA 92570

321341005
JOEL RUVALCABA
18380 CABLE LN
PERRIS CA 92570

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LUCAS RAYMOND A & NANCY L FAMILY TRUST DTD 6/24/2020
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PERRIS CA 92570

321342001
RAYMOND BESERMIN
18391 CABLE LN
PERRIS CA 92570

321342002
JEFFREY GLYNN DATIN
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PERRIS CA 92570

321342003
MOISES CORTEZ
19770 BROOKSIDE WAY
PERRIS CA 92570

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BEATRICE V. SOTO
19790 BROOKSIDE WAY
PERRIS CA 92570

321342005
MARQUEZ JOHN PETER FAMILY TRUST DATED 4/10/2019
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PERRIS CA 92570

321342006
KARANJA O. BROOMFIELD
19830 BROOKSIDE WAY
PERRIS CA 92570

321342007
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

321351001
ROBERT RODRIGUEZ
18789 AVENUE C
PERRIS CA 92570

321351002
MAXWELL BLAZE THATCHER
18481 CABLE LN
PERRIS CA 92570

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HECTOR ABOYTES
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PERRIS CA 92570

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GABRIEL GROHOWSKY
19861 HEARTWOOD DR
PERRIS CA 92570

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GONZALO PEREZ
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PERRIS CA 92570

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MATILDA E. BEELER
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PERRIS CA 92570

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RICHARD R. MCMEANS
18520 CABLE LN
PERRIS CA 92570

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JOSE J. QUINTERO
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PERRIS CA 92570

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THOMAS LE
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DENNIS GEORGE ODENBAUGH
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PERRIS CA 92570

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ANA MARIA ALDANA
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PERRIS CA 92570

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KIRK OTTESON
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PERRIS CA 92570

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CARTER TRUST DTD 6/7/19
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PERRIS CA 92570

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SAMANTHA ALONZO
18681 RAVENWOOD DR
PERRIS CA 92570

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STANLEY TOMASZEWSKI
P O BOX 1212
PERRIS CA 92570

321363003
GEORGE YBARRA
18641 RAVENWOOD DR
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GEOFFEREY DELUNA
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ROGELIO VARGAS ALDACO
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19795 AVE D
PERRIS CA 92570

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RENTERIA B&M 2013 FAMILY TRUST
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ANTONIO P. ASTRAN
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ALAN BARSI
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HAYDEE CRUZ
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JCMM FAMILY TRUST DTD 09/23/24
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RANDY ONEILL
18775 RAVENWOOD DR
PERRIS CA 92570

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VIOREL JAKOB
507 LOMA VISTA ST
EL SEGUNDO CA 90245

321382003
ROBERT ADAMS
18795 RAVENWOOD DR
PERRIS CA 92570

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MARILYNE A. DWYER
18805 RAVENWOOD DR
PERRIS CA 92570

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ALFONSO ZAVALA
18776 RAVENWOOD DR
PERRIS CA 92570

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ERIC ALVARADO
18786 RAVENWOOD DR
PERRIS CA 92570

321421001
JEREMEY T. LEWALLEN
18702 TOEHEE ST
PERRIS CA 92570

321421010
LITTLEWORTH SCOTT D & BEVERLY J
LITTLEWORTH TRUST DATED 03/21/14
19373 AVENUE C
PERRIS CA 92570

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JAMES BORI
19397 AVENUE C
PERRIS CA 92570

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VICENTE GUTIERREZ ARENAS
19421 AVENUE C
PERRIS CA 92570

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PEDRO C. GUTIERREZ
19445 AVENUE C
PERRIS CA 92570

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ROBERTO CONTRERAS
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PERRIS CA 92570

321421015
RONALD TAGAYUN
19474 NUTHATCH ST
PERRIS CA 92570

321421016
LUIS NAVARRO
19450 NUTHATCH ST
PERRIS CA 92570

321421017
RASMEY PHOU
5325 113TH ST SE
EVERETT WA 98208

321421018
KIM WILLIAMS
19402 NUTHATCH ST
PERRIS CA 92570

321421019
MARK K. DIXON
19387 NUTHATCH ST
PERRIS CA 92570

321430017
DEGENNARO DAVID J & SANDRA J FAMILY TRUST 6/14/1993
19285 NUTHATCH ST
PERRIS CA 92570

321430018
CHRISTOPHER EUGENE BLACKMON
19309 NUTHATCH ST
PERRIS CA 92570

321430019
MIGUEL GUTIERREZ
19333 NUTHATCH ST
PERRIS CA 92570

321430020
JOSE R. RODRIGUEZ
19357 NUTHATCH ST
PERRIS CA 92570

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GLASS DENISE H TRUST 8/18/21
19373 NUTHATCH ST
PERRIS CA 92570

321430022
ALBERTO ERNESTO GUTIERREZ
19429 NUTHATCH ST
PERRIS CA 92570

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PARHAM MICHAEL WILLIAM REVOCABLE LIVING TRUST DTD 4/23/2024
19461 NUTHATCH ST
PERRIS CA 92570

321430024
ELOISSA RAMIREZ LARIOS
18727 COLE AVE
PERRIS CA 92570

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CESAR JAVIER MORA
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PERRIS CA 92570

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ROBBIE MCCANDLISH
19488 KILLDEER CT
PERRIS CA 92570

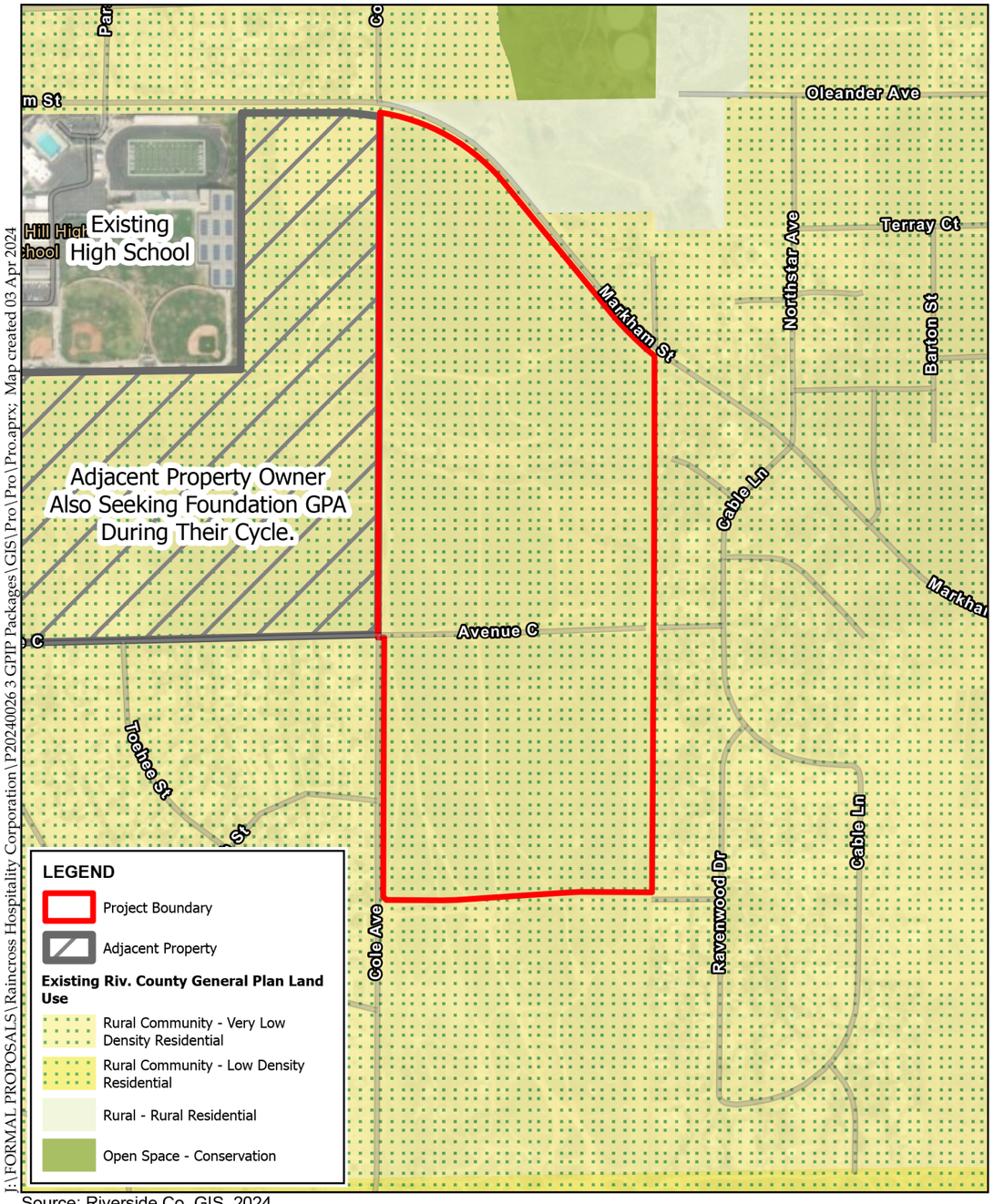
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JOSE L. SALAS
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PERRIS CA 92570

321430029
RODOLFO ARMENDARIZ
19447 KILLDEER CT
PERRIS CA 92570

321430030
WAYNE ANTHONY ALLEN
13195 RIDGE ROUTE RD
RIVERSIDE CA 92503

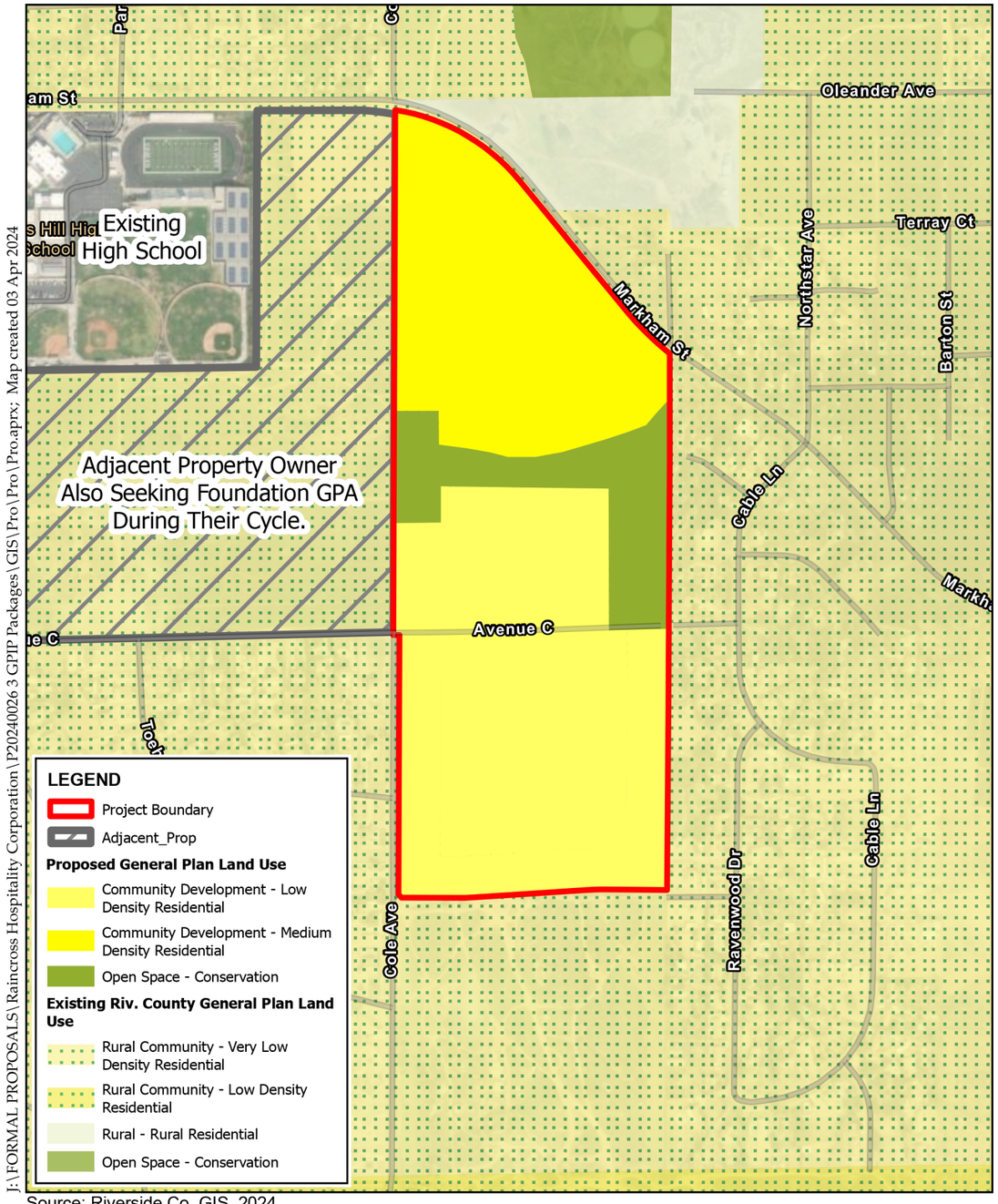
321430031
DENNIS S. WOODS
18895 COLE AVE
PERRIS CA 92570



Source: Riverside Co. GIS, 2024.

Existing General Plan Land Use Map

Raincross GPIP



Source: Riverside Co. GIS, 2024.

Proposed General Plan Land Use Map

Raincross GPIP

0 500 1,000 1,500 Feet

ALBERT A. WEBB ASSOCIATES

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.5
(ID # 25943)
MEETING DATE:
Monday, October 21, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: north of Avenue D, east of Cole Avenue, south of Markham Street, and west generally of Cable Lane and Ravenwood Drive – 97.22± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community – Very Low Density Residential (CD:VLDR) to Community Development & Open Space – Medium Density Residential & Conservation (CD&OS: MDR&OS) 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 GPA240041 is initiated by the Board of Supervisors. – APN: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002 – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT	
Case Number(s):	GPA240041
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	321-100-011, -012, -013, -014, 321-310-013, and 321-320-001 & -002
Continued From:	

John Hildebrand, Planning Director 10/17/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) & Open Space (OS) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR), Medium Density Residential (MDR), & Conservation (C), on seven parcels, totaling 103± gross acres.

The seven parcels are located north of Avenue D, east of Cole Avenue, south of Markham Street, and west generally of Cable Lane and Ravenwood Drive.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240041 (GPA240041).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) & Open Space (OS)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Low Density Residential (LDR), Medium Density Residential (MDR), & Conservation (C)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR) & Rural Residential (RR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture, 1 acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-R-½ (Rural Residential, .5 acre minimum)

	A-1-10 (Light Agriculture, 10 acre minimum) R-A-1 (Residential Agriculture, 1 acre minimum)
East:	R-A-1 (Residential Agriculture, 1 acre minimum)
South:	A-1-1 (Light Agriculture, 1 acre minimum)
West:	A-1-1 (Light Agriculture, 1 acre minimum) R-A-1 (Residential Agriculture, 1 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant / Office / Single Family Residence
East:	Single-Family Residences
South:	Vacant / Single-Family Residences
West:	Single-Family Residences

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Woodcrest No. 5 Map No. 675 | Woodcrest No. 5 Map No. 948
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Environmental Justice Community	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240041) 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

GPA240041 is a proposal to change the Foundation Component Land Use Designation from Rural Community (RC) to Community Development (CD) and Open Space (OS). The applicant proposes to amend the land use designation from Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Low Density Residential (CD-LDR),

Community Development: Medium Density Residential (CD-MDR), and Open Space: Conservation (OS-C), to allow for residential development of the site in the future.

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 (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The most intensive land use designation permitted within the OS Foundation is the Mineral Resources (Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

The proposed Low Density Residential (CD-LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

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.

The proposed Recreation (OS-R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

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

ATTACHMENTS

Exhibit A – Map of Vicinity
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Applicant's Exhibits
Exhibit E – Noticing Radius and Labels
Exhibit F – Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

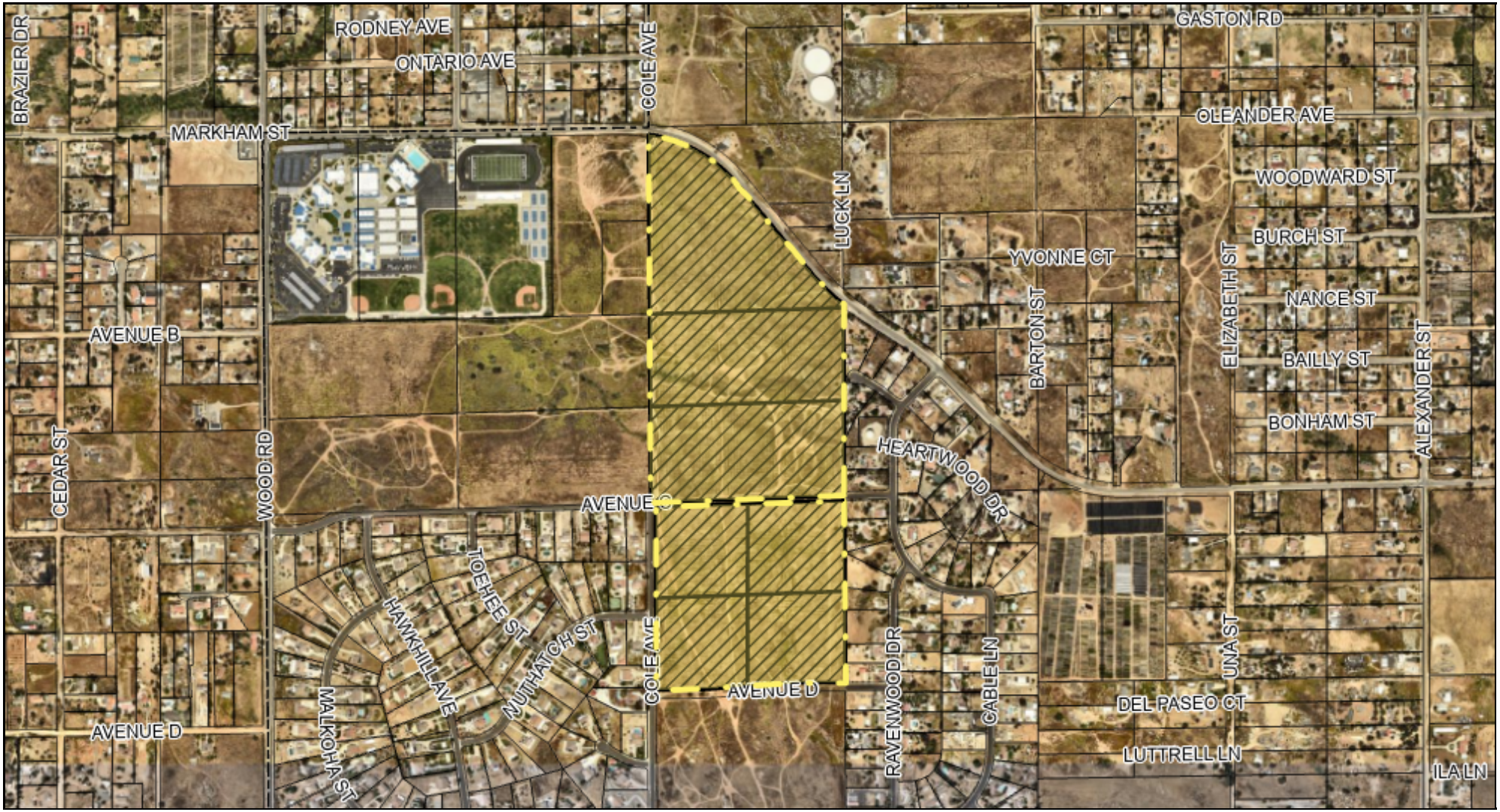
GPA240041

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024



Zoning Area/District: MEAD 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

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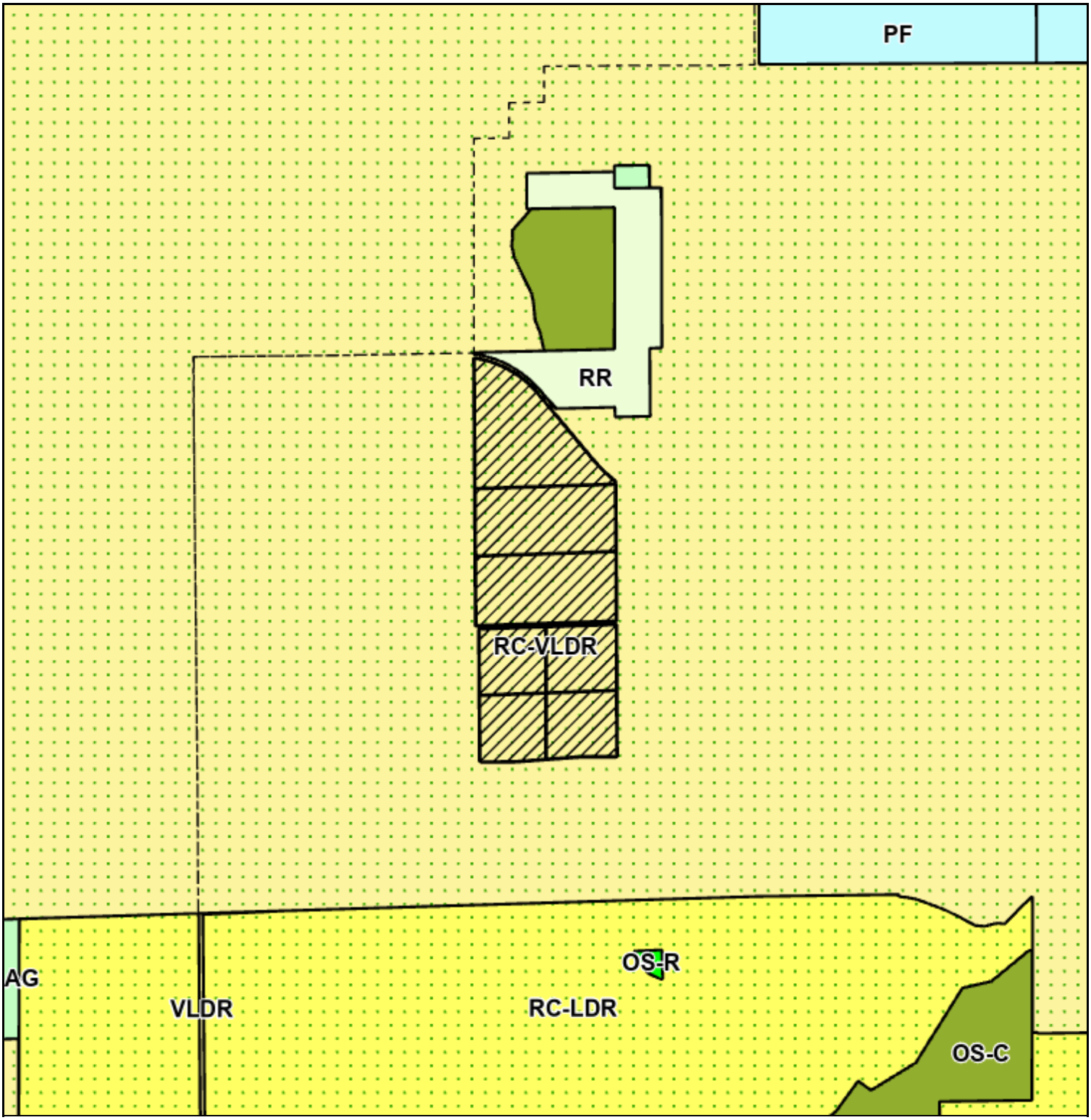
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-29-2024
Exhibit: 5



Zoning Area/District: MEAD VALLEY

Author:

0 1000 2000 ft

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

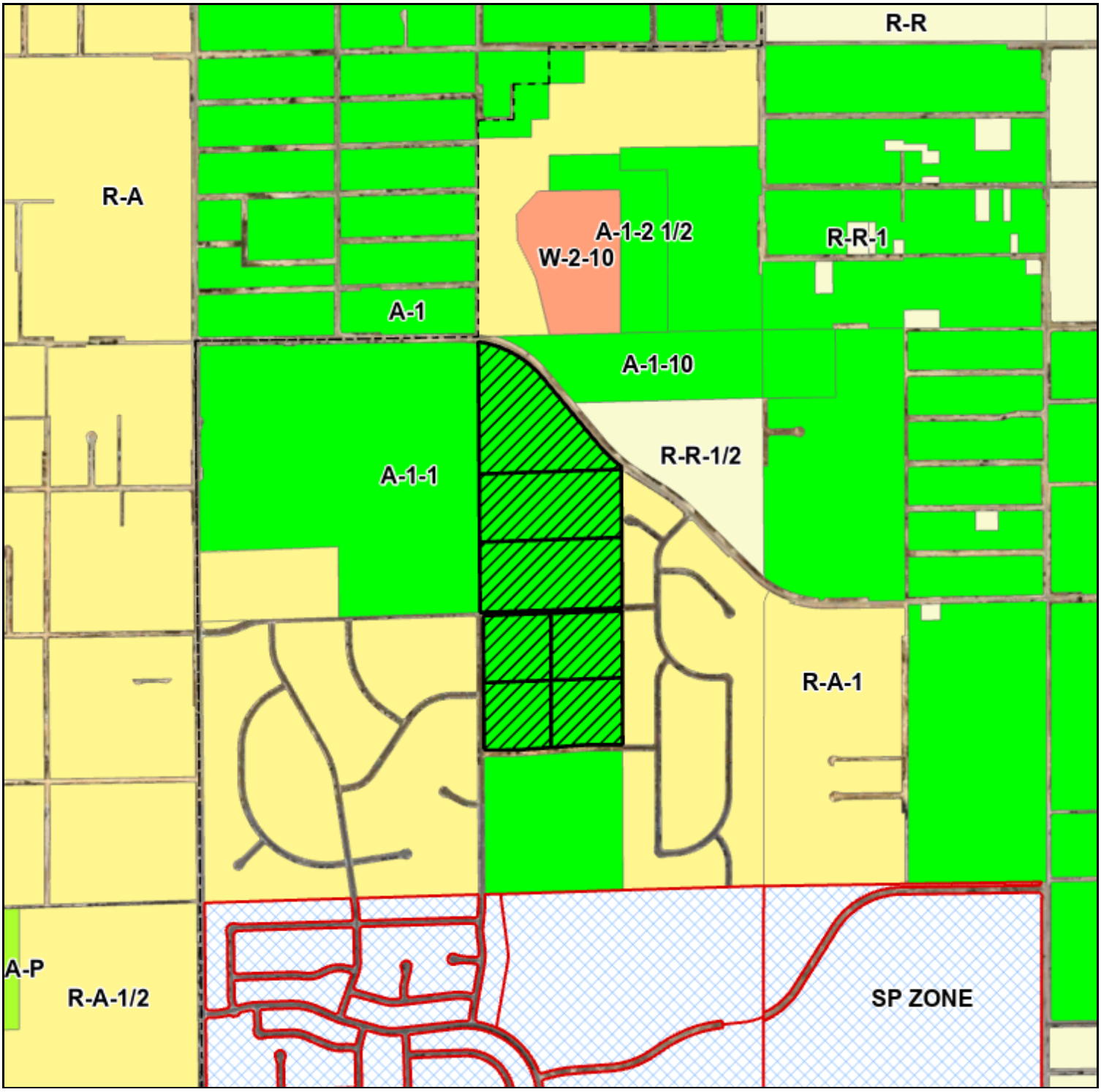
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

EXISTING ZONING

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-29-2024
Exhibit: 2



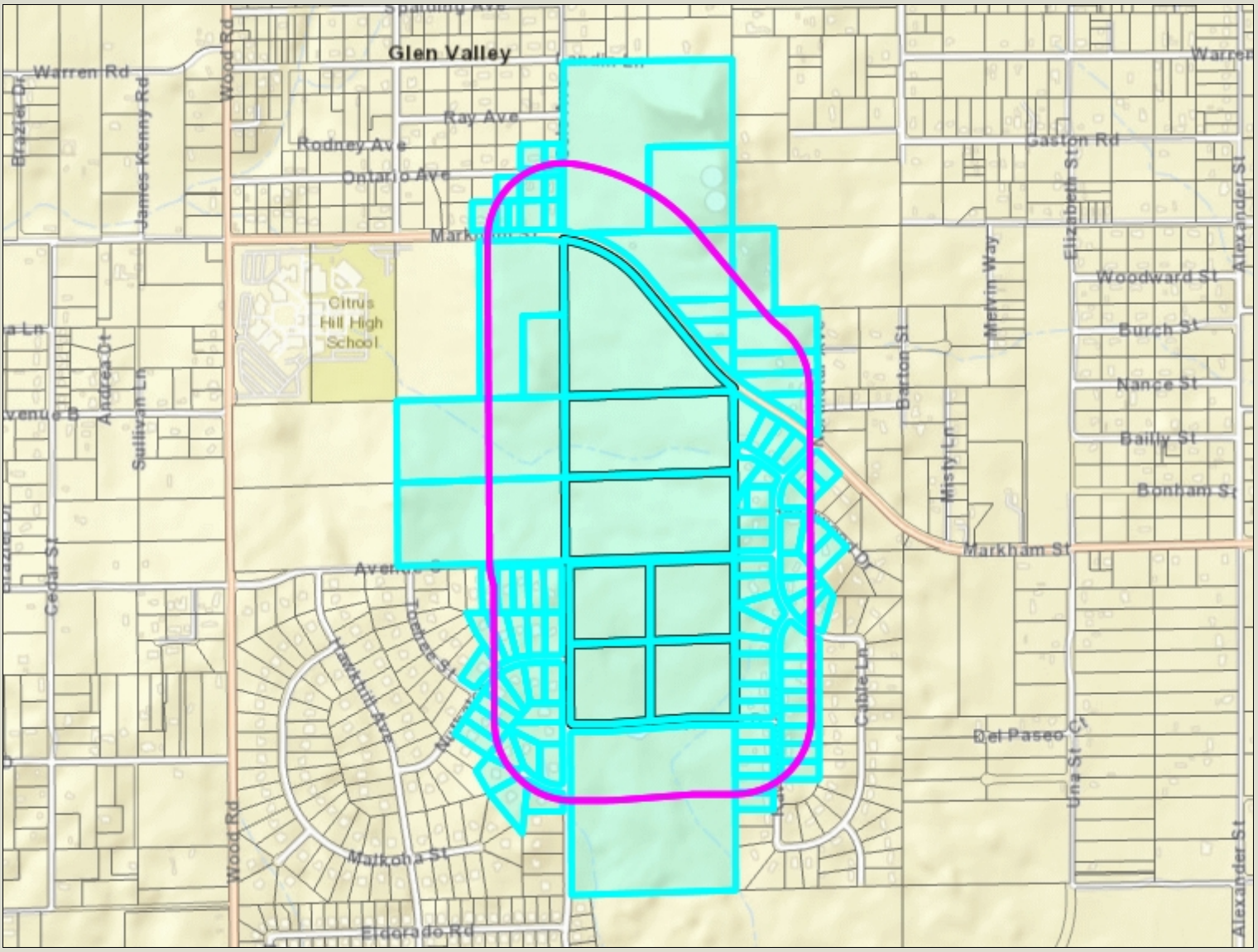
Zoning Area/District: MEAD VALLEY

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

0 1000 2000 ft

Riverside County GIS Mailing Labels

GPA240041





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... 9/3/2024 9:43:20 AM

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266312007
KHAMPASONG CHANTHAVONG
19462 ONTARIO AVE
RIVERSIDE CA 92508

266312008
MARTIN MAGANA
19488 ONTARIO AVE
RIVERSIDE CA 92508

266313002
ANDREW M. BRUNS
19431 ONTARIO AVE
RIVERSIDE CA 92508

266313003
LILIANA VASQUEZ
2771 W MADISON CIR
ANAHEIM CA 92801

266313004
JORGE ANGEL FLORES CHAVEZ
17921 COLE ST
RIVERSIDE CA 92508

266313005
JOHNNY JAMES MALCOLM
19390 MARKHAM ST
RIVERSIDE CA 92508

266313008
RAMON C. ZINTZUN
19450 MARKHAM ST
RIVERSIDE CA 92508

266313009
ARMANDO NUNEZ
17895 COLE AVE
RIVERSIDE CA 92508

266313010
EVELYN L. TRAMMEL
19430 MARKHAM ST
RIVERSIDE CA 92508

266320025
JORGE LUIS MENDOZA
18352 JURUPA AVE
BLOOMINGTON CA 92316

266320026
WMWD
P O BOX 5286
RIVERSIDE CA 92517

321090007
LCY INV
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

321100011
HSIU I. SHEN
3051 E WASHINGTON BLE
LOS ANGELES CA 90023

321310001
SMR SEPARATE PROPERTY TRUST
DATED 05/17/22
PO BOX 52418
RIVERSIDE CA 92517

321310003
TWYLA ANN MINER
19740 MARKHAM ST
RIVERSIDE CA 92508

321310004
OMAR MARROQUIN-PEREZ
2886 PINTA CT
PERRIS CA 92571

321310006
BERTHA LEIPERT
18241 NORTHSTAR AVE
RIVERSIDE CA 92508

321310007
KIMBERLY A. MARSHALL
18251 NORTHSTAR AVE
RIVERSIDE CA 92508

321310014
MAURICIO ABREGO
833 W PALMER ST
COMPTON CA 90230

321320007
PORFIRIO R. CUEVAS
18289 NORTHSTAR AVE
RIVERSIDE CA 92508

321341004
RICHARD GUTIERREZ
18360 CABLE LN
PERRIS CA 92570

321341005
JOEL RUVALCABA
18380 CABLE LN
PERRIS CA 92570

321341006
LUCAS RAYMOND A & NANCY L FAMILY TRUST DTD 6/24/2020
18400 CABLE LN
PERRIS CA 92570

321342001
RAYMOND BESERMIN
18391 CABLE LN
PERRIS CA 92570

321342002
JEFFREY GLYNN DATIN
19791 BROOKSIDE WAY
PERRIS CA 92570

321342003
MOISES CORTEZ
19770 BROOKSIDE WAY
PERRIS CA 92570

321342004
BEATRICE V. SOTO
19790 BROOKSIDE WAY
PERRIS CA 92570

321342005
MARQUEZ JOHN PETER FAMILY TRUST DATED 4/10/2019
19810 BROOKSIDE WAY
PERRIS CA 92570

321342006
KARANJA O. BROOMFIELD
19830 BROOKSIDE WAY
PERRIS CA 92570

321342007
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

321351001
ROBERT RODRIGUEZ
18789 AVENUE C
PERRIS CA 92570

321351002
MAXWELL BLAZE THATCHER
18481 CABLE LN
PERRIS CA 92570

321351003
HECTOR ABOYTES
18461 CABLE LN
PERRIS CA 92570

321352001
GABRIEL GROHOWSKY
19861 HEARTWOOD DR
PERRIS CA 92570

321352002
GONZALO PEREZ
19900 HEARTWOOD DR
PERRIS CA 92570

321352003
MATILDA E. BEELER
19931 HEARTWOOD DR
PERRIS CA 92570

321352008
RICHARD R. MCMEANS
18520 CABLE LN
PERRIS CA 92570

321361001
JOSE J. QUINTERO
18550 CABLE LN
PERRIS CA 92570

321361002
THOMAS LE
18580 CABLE LN
PERRIS CA 92570

321361003
DENNIS GEORGE ODENBAUGH
18610 CABLE LN
PERRIS CA 92570

321362004
ANA MARIA ALDANA
18611 CABLE LN
PERRIS CA 92570

321362005
KIRK OTTESON
18690 RAVENWOOD DR
PERRIS CA 92570

321362006
CARTER TRUST DTD 6/7/19
18710 RAVENWOOD DR
PERRIS CA 92570

321363001
SAMANTHA ALONZO
18681 RAVENWOOD DR
PERRIS CA 92570

321363002
STANLEY TOMASZEWSKI
P O BOX 1212
PERRIS CA 92570

321363003
GEORGE YBARRA
18641 RAVENWOOD DR
PERRIS CA 92570

321363004
GEOFFEREY DELUNA
18621 RAVENWOOD DR
PERRIS CA 92570

321363005
ROGELIO VARGAS ALDACO
18541 CABLE LN
PERRIS CA 92570

321372001
WILLIAM A. GUNTERMAN
19795 AVE D
PERRIS CA 92570

321372002
RENTERIA B&M 2013 FAMILY TRUST
19790 AVENUE D
PERRIS CA 92570

321372003
ANTONIO P. ASTRAN
18745 RAVENWOOD DR
PERRIS CA 92570

321373001
ALAN BARSI
18750 RAVENWOOD DR
PERRIS CA 92570

321373002
HAYDEE CRUZ
18760 RAVENWOOD DR
PERRIS CA 92570

321373003
JOSE CARLOS MARTINEZ
18766 RAVENWOOD DR
PERRIS CA 92570

321382001
RANDY ONEILL
18775 RAVENWOOD DR
PERRIS CA 92570

321382002
VIOREL JAKOB
507 LOMA VISTA ST
EL SEGUNDO CA 90245

321382003
ROBERT ADAMS
18795 RAVENWOOD DR
PERRIS CA 92570

321382004
MARILYNE A. DWYER
18805 RAVENWOOD DR
PERRIS CA 92570

321383001
ALFONSO ZAVALA
18776 RAVENWOOD DR
PERRIS CA 92570

321383002
CHARLES A. BURNS
P O BOX 488
PERRIS CA 92572

321421001
JEREMEY T. LEWALLEN
18702 TOEHEE ST
PERRIS CA 92570

321421010
LITTLEWORTH SCOTT D & BEVERLY J
LITTLEWORTH TRUST DATED 03/21/14
19373 AVENUE C
PERRIS CA 92570

321421011
JAMES BORI
19397 AVENUE C
PERRIS CA 92570

321421012
VICENTE GUTIERREZ ARENAS
19421 AVENUE C
PERRIS CA 92570

321421013
PEDRO C. GUTIERREZ
19445 AVENUE C
PERRIS CA 92570

321421014
ROBERTO CONTRERAS
19469 AVENUE C
PERRIS CA 92570

321421015
RONALD TAGAYUN
19474 NUTHATCH ST
PERRIS CA 92570

321421016
LUIS NAVARRO
19450 NUTHATCH ST
PERRIS CA 92570

321421017
RASMEY PHOU
5325 113TH ST SE
EVERETT WA 98208

321421018
KIM WILLIAMS
19402 NUTHATCH ST
PERRIS CA 92570

321421019
MARK K. DIXON
19387 NUTHATCH ST
PERRIS CA 92570

321430017
DAVID JOHN DEGENNARO
19285 NUTHATCH ST
PERRIS CA 92570

321430018
CHRISTOPHER EUGENE BLACKMON
19309 NUTHATCH ST
PERRIS CA 92570

321430019
MIGUEL GUTIERREZ
19333 NUTHATCH ST
PERRIS CA 92570

321430020
JOSE R. RODRIGUEZ
19357 NUTHATCH ST
PERRIS CA 92570

321430021
GLASS DENISE H TRUST 8/18/21
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ALBERTO ERNESTO GUTIERREZ
19429 NUTHATCH ST
PERRIS CA 92570

321430023
MICHAEL WILLIAM PARHAM
19461 NUTHATCH ST
PERRIS CA 92570

321430024
ELOISSA RAMIREZ LARIOS
18727 COLE AVE
PERRIS CA 92570

321430025
CESAR JAVIER MORA
18751 COLE AVE
PERRIS CA 92570

321430026
ROBBIE MCCANDLISH
19488 KILLDEER CT
PERRIS CA 92570

321430027
JOHN L. MINNELLA
1820 E 17TH ST
SANTA ANA CA 92705

321430028
JOSE L. SALAS
19440 KILLDEER CT
PERRIS CA 92570

321430029
RODOLFO ARMENDARIZ
19447 KILLDEER CT
PERRIS CA 92570

321430030
WAYNE ANTHONY ALLEN
13195 RIDGE ROUTE RD
RIVERSIDE CA 92503

321430031
DENNIS S. WOODS
18895 COLE AVE
PERRIS CA 92570

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.2
(ID # 26553)
MEETING DATE:
Wednesday, November 20, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: North of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Ravenwood Drive – 103± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community – Very Low Density Residential (CD:VLDR) to Community Development & Open Space – Medium Density Residential & Conservation (CD&OS: MDR&OS) 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 GPA240041 is initiated by the Board of Supervisors. – APN: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail at twheeler@rivco.org. THE APPLICANT REQUESTED THIS ITEM BE CONTINUED TO A DATE CERTAIN OF DECEMBER 18, 2024.

PROPOSED PROJECT	
Case Number(s):	GPA240041
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	321-100-011, -012, -013, -014, 321-310-013, and 321-320-001 & -002
Continued From:	

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) & Open Space (OS) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR), Medium Density Residential (MDR), & Conservation (C), on seven parcels, totaling 97.22± gross acres.

The seven parcels are located north of Avenue D, east of Cole Avenue, south of Markham Street, and west generally of Cable Lane and Ravenwood Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONTINUE GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) off calendar.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) & Open Space (OS)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Low Density Residential (LDR), Medium Density Residential (MDR), & Conservation (C)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR) & Rural Residential (RR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture, 1 acre minimum)
Proposed Zoning Classification:	N/A

Surrounding Zoning Classifications	
North:	R-R-½ (Rural Residential, .5 acre minimum) A-1-10 (Light Agriculture, 10 acre minimum) R-A-1 (Residential Agriculture, 1 acre minimum)
East:	R-A-1 (Residential Agriculture, 1 acre minimum)
South:	A-1-1 (Light Agriculture, 1 acre minimum)
West:	A-1-1 (Light Agriculture, 1 acre minimum) R-A-1 (Residential Agriculture, 1 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant / Office / Single Family Residence
East:	Single-Family Residences
South:	Vacant / Single-Family Residences
West:	Single-Family Residences

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Woodcrest No. 5 Map No. 675 | Woodcrest No. 5 Map No. 948
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Environmental Justice Community	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240041) 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-GPA240041 is a proposal to change the Foundation Component Land Use Designation from Rural Community (RC) to Community Development (CD) and Open Space (OS). The applicant proposes to amend the land use designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), and Open Space: Conservation (OS:C), to allow for residential development of the site in the future.

If FC-GPA240041 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of the development of a residential project with mixed housing types and open space area separating two distinct planning areas.

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 (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 Low Density Residential (CD-LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

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.

The most intensive land use designation permitted within the OS Foundation is the Mineral Resources (Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

The proposed Recreation (OS-R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

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 240041 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 4 members of the public provided public testimony.

Of the public comments received, 4 were against initiation of a General Plan Amendment, and one was in support. Comments against the initiation of the GPA cited concerns that the area is not setup for high density residential due to already congested roads, that schools are going to be overwhelmed with students, that residents want to keep area rural and keep their farm animals, that opening more reads will impact Woodcrest Estates, and that there is a need for signal lights and street improvements.

The Committee discussed the project. Issues that were discussed included concerns about lot size and support for low density development.

After discussion, the committee closed the public hearing.

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

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

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – GPAC Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

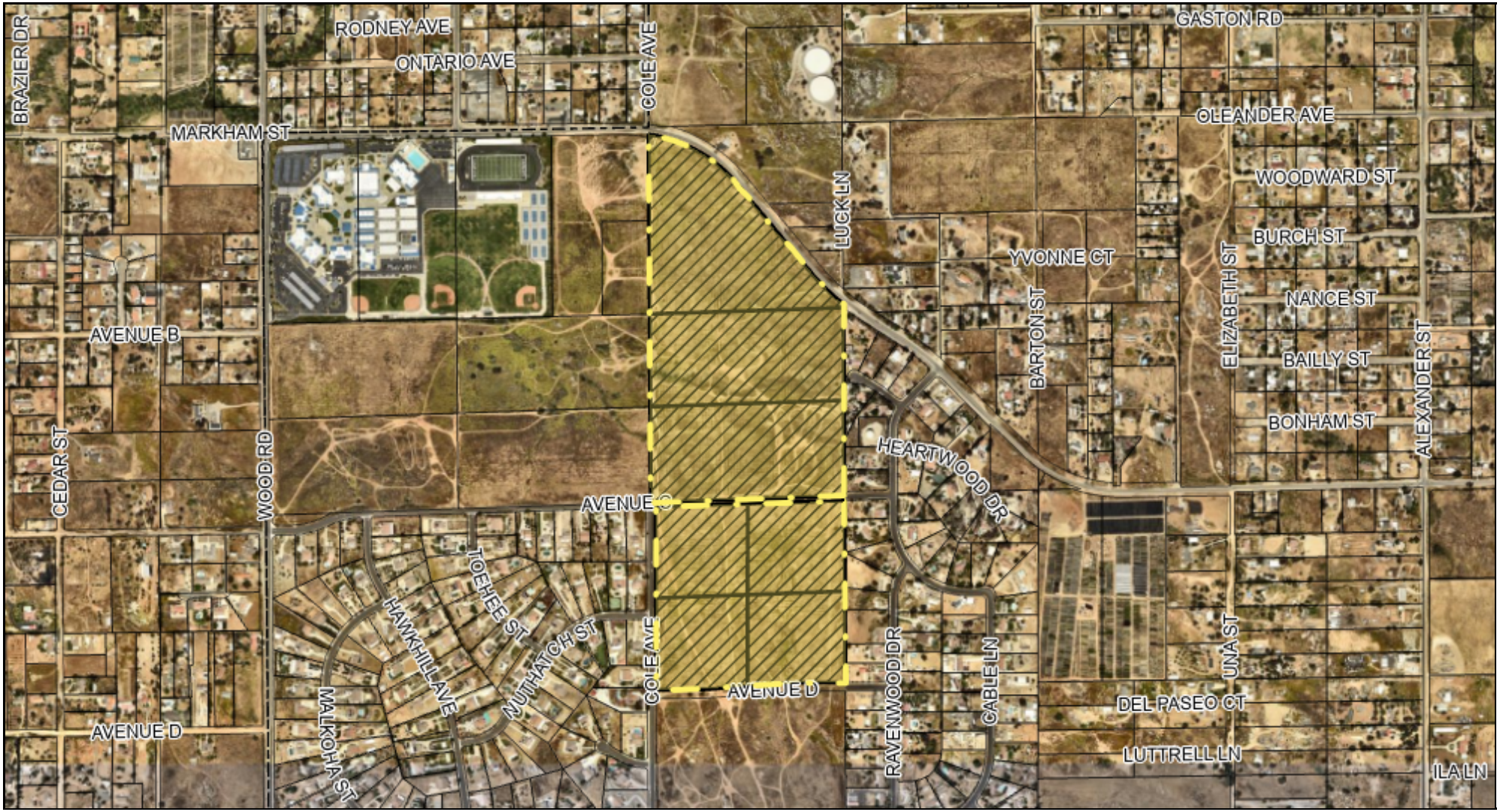
GPA240041

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024

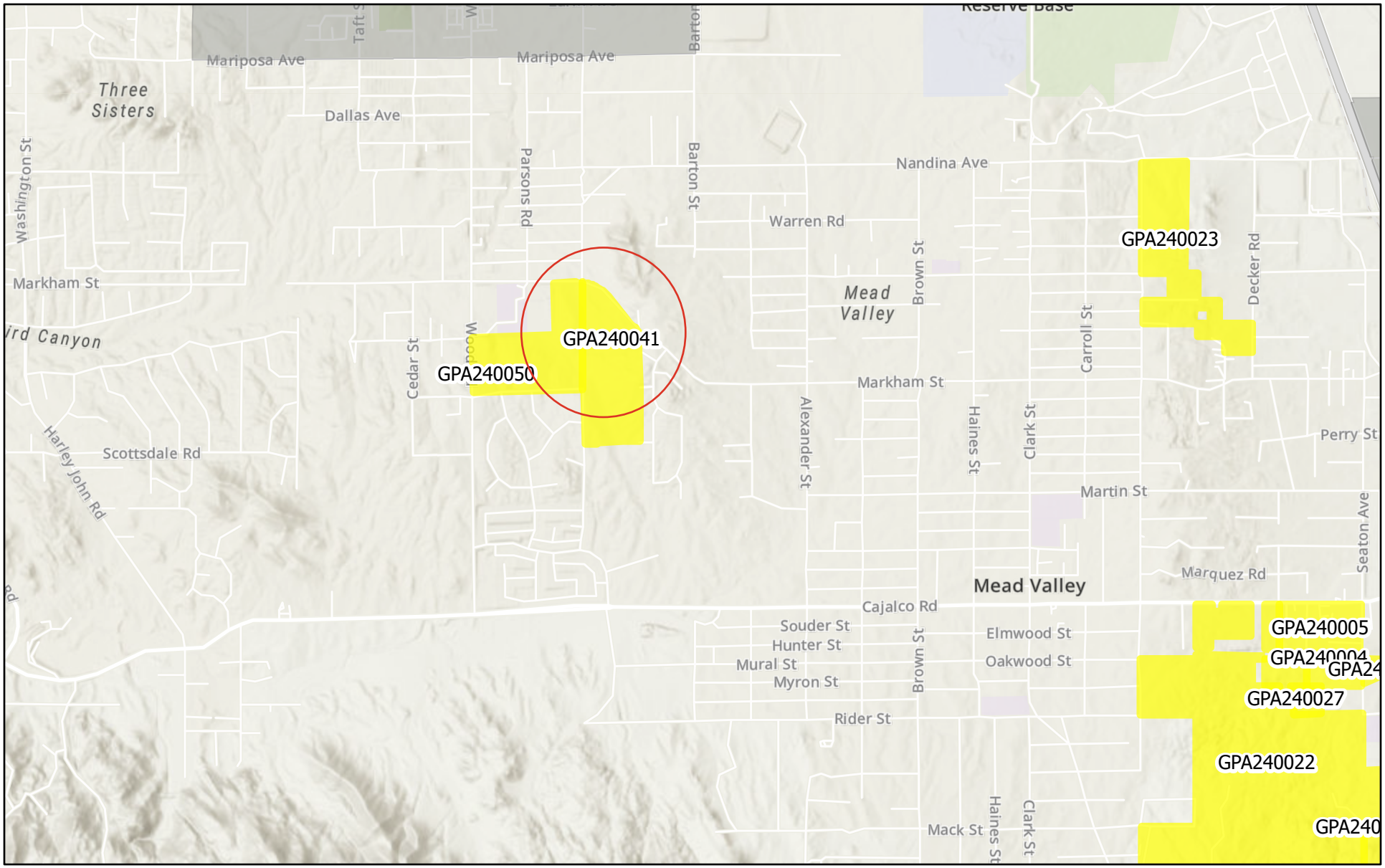


Zoning Area/District: MEAD VALLEY

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

0 1000 2000 ft

Foundation Component GPA Cycle Map



11/15/2024

FGPA Web Map

Cities - CITIES

World Hillshade

1:47,194

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

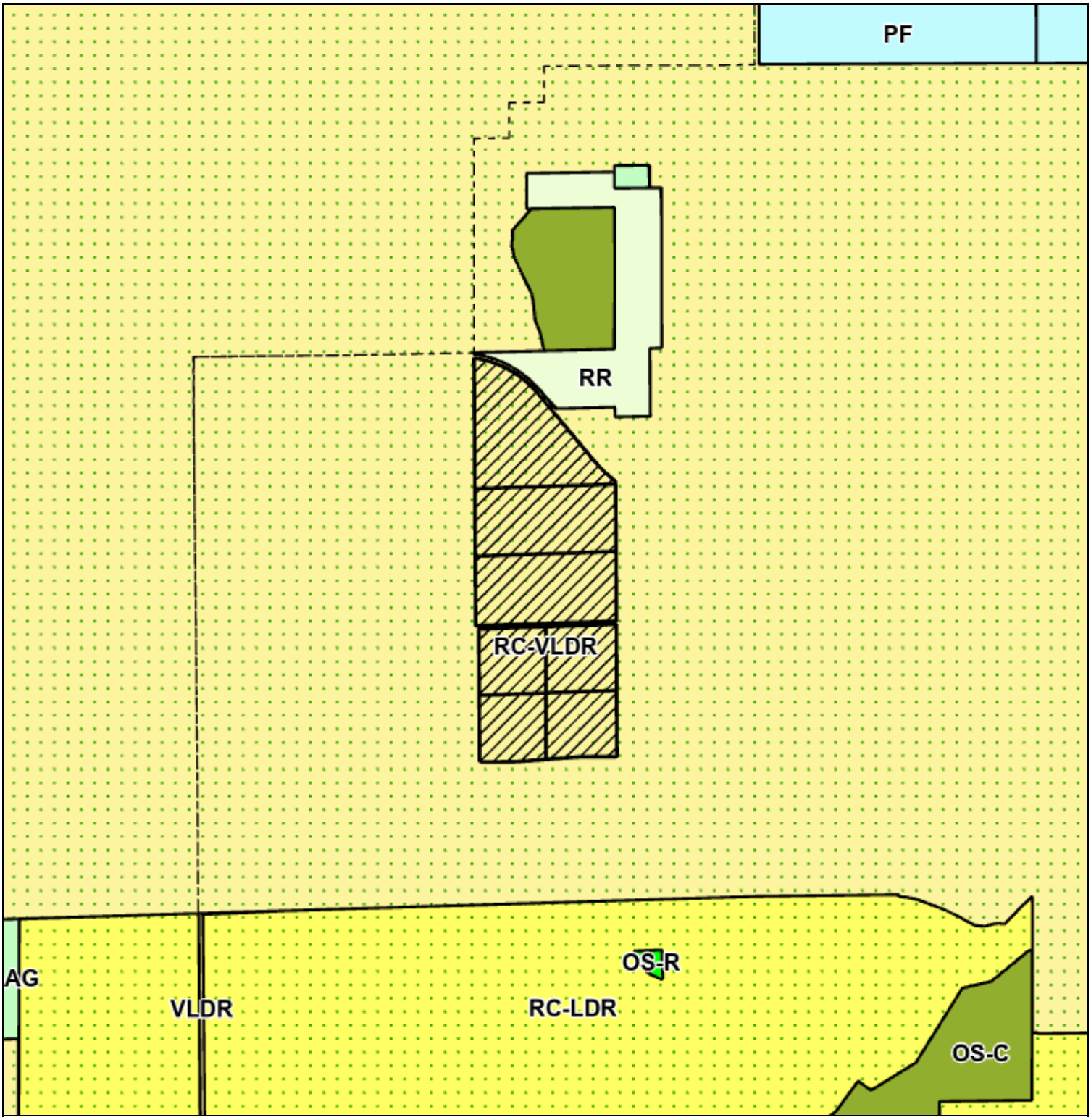
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-29-2024
Exhibit: 5



Zoning Area/District: MEAD VALLEY

Author:

0 1000 2000 ft

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

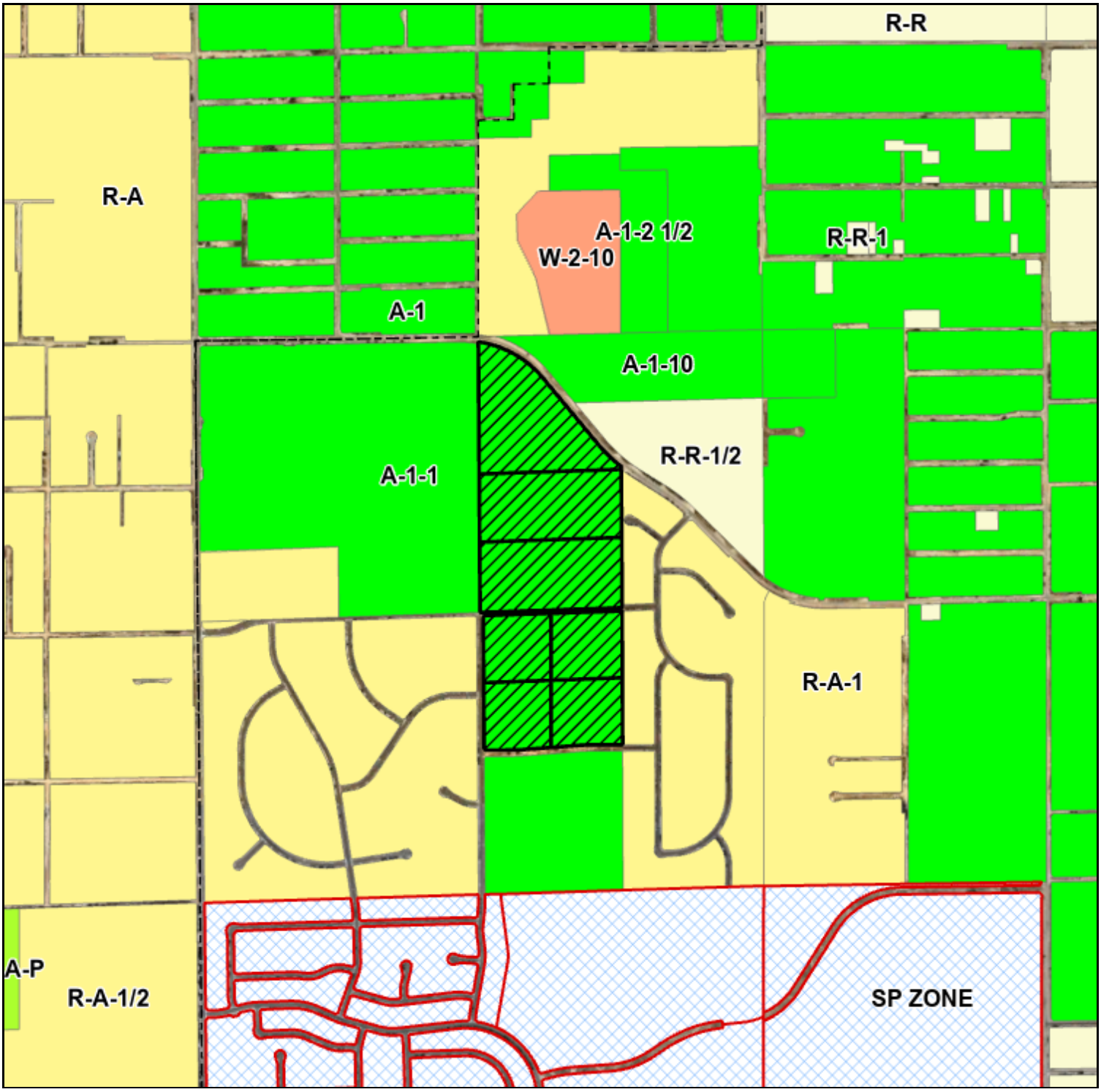
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

EXISTING ZONING

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-29-2024
Exhibit: 2



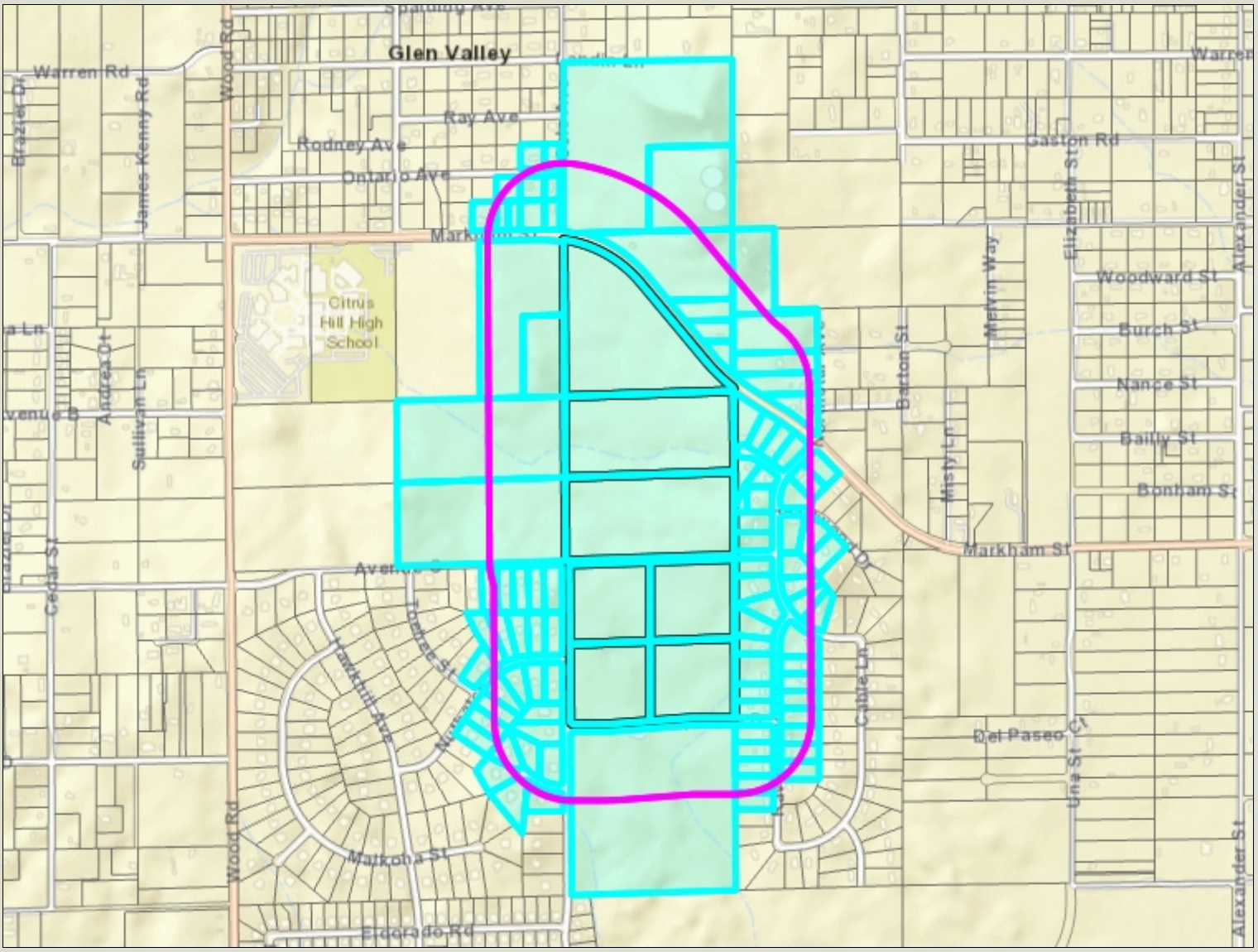
Zoning Area/District: MEAD VALLEY

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0 1000 2000 ft

Riverside County GIS Mailing Labels

GPA240041





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... 9/3/2024 9:43:20 AM

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266312007
KHAMPASONG CHANTHAVONG
19462 ONTARIO AVE
RIVERSIDE CA 92508

266312008
MARTIN MAGANA
19488 ONTARIO AVE
RIVERSIDE CA 92508

266313002
ANDREW M. BRUNS
19431 ONTARIO AVE
RIVERSIDE CA 92508

266313003
LILIANA VASQUEZ
2771 W MADISON CIR
ANAHEIM CA 92801

266313004
JORGE ANGEL FLORES CHAVEZ
17921 COLE ST
RIVERSIDE CA 92508

266313005
JOHNNY JAMES MALCOLM
19390 MARKHAM ST
RIVERSIDE CA 92508

266313008
RAMON C. ZINTZUN
19450 MARKHAM ST
RIVERSIDE CA 92508

266313009
ARMANDO NUNEZ
17895 COLE AVE
RIVERSIDE CA 92508

266313010
EVELYN L. TRAMMEL
19430 MARKHAM ST
RIVERSIDE CA 92508

266320025
JORGE LUIS MENDOZA
18352 JURUPA AVE
BLOOMINGTON CA 92316

266320026
WMWD
P O BOX 5286
RIVERSIDE CA 92517

321090007
LCY INV
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

321100011
HSIU I. SHEN
3051 E WASHINGTON BLE
LOS ANGELES CA 90023

321310001
SMR SEPARATE PROPERTY TRUST
DATED 05/17/22
PO BOX 52418
RIVERSIDE CA 92517

321310003
TWYLA ANN MINER
19740 MARKHAM ST
RIVERSIDE CA 92508

321310004
OMAR MARROQUIN-PEREZ
2886 PINTA CT
PERRIS CA 92571

321310006
BERTHA LEIPERT
18241 NORTHSTAR AVE
RIVERSIDE CA 92508

321310007
KIMBERLY A. MARSHALL
18251 NORTHSTAR AVE
RIVERSIDE CA 92508

321310014
MAURICIO ABREGO
833 W PALMER ST
COMPTON CA 90230

321320007
PORFIRIO R. CUEVAS
18289 NORTHSTAR AVE
RIVERSIDE CA 92508

321341004
RICHARD GUTIERREZ
18360 CABLE LN
PERRIS CA 92570

321341005
JOEL RUVALCABA
18380 CABLE LN
PERRIS CA 92570

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LUCAS RAYMOND A & NANCY L FAMILY TRUST DTD 6/24/2020
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PERRIS CA 92570

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RAYMOND BESERMIN
18391 CABLE LN
PERRIS CA 92570

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MOISES CORTEZ
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PERRIS CA 92570

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BEATRICE V. SOTO
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PERRIS CA 92570

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MARQUEZ JOHN PETER FAMILY TRUST DATED 4/10/2019
19810 BROOKSIDE WAY
PERRIS CA 92570

321342006
KARANJA O. BROOMFIELD
19830 BROOKSIDE WAY
PERRIS CA 92570

321342007
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

321351001
ROBERT RODRIGUEZ
18789 AVENUE C
PERRIS CA 92570

321351002
MAXWELL BLAZE THATCHER
18481 CABLE LN
PERRIS CA 92570

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HECTOR ABOYTES
18461 CABLE LN
PERRIS CA 92570

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GABRIEL GROHOWSKY
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GONZALO PEREZ
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MATILDA E. BEELER
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PERRIS CA 92570

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RICHARD R. MCMEANS
18520 CABLE LN
PERRIS CA 92570

321361001
JOSE J. QUINTERO
18550 CABLE LN
PERRIS CA 92570

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THOMAS LE
18580 CABLE LN
PERRIS CA 92570

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DENNIS GEORGE ODENBAUGH
18610 CABLE LN
PERRIS CA 92570

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ANA MARIA ALDANA
18611 CABLE LN
PERRIS CA 92570

321362005
KIRK OTTESON
18690 RAVENWOOD DR
PERRIS CA 92570

321362006
CARTER TRUST DTD 6/7/19
18710 RAVENWOOD DR
PERRIS CA 92570

321363001
SAMANTHA ALONZO
18681 RAVENWOOD DR
PERRIS CA 92570

321363002
STANLEY TOMASZEWSKI
P O BOX 1212
PERRIS CA 92570

321363003
GEORGE YBARRA
18641 RAVENWOOD DR
PERRIS CA 92570

321363004
GEOFFEREY DELUNA
18621 RAVENWOOD DR
PERRIS CA 92570

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ROGELIO VARGAS ALDACO
18541 CABLE LN
PERRIS CA 92570

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WILLIAM A. GUNTERMAN
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PERRIS CA 92570

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RENTERIA B&M 2013 FAMILY TRUST
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ANTONIO P. ASTRAN
18745 RAVENWOOD DR
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ALAN BARSI
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PERRIS CA 92570

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HAYDEE CRUZ
18760 RAVENWOOD DR
PERRIS CA 92570

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JOSE CARLOS MARTINEZ
18766 RAVENWOOD DR
PERRIS CA 92570

321382001
RANDY ONEILL
18775 RAVENWOOD DR
PERRIS CA 92570

321382002
VIOREL JAKOB
507 LOMA VISTA ST
EL SEGUNDO CA 90245

321382003
ROBERT ADAMS
18795 RAVENWOOD DR
PERRIS CA 92570

321382004
MARILYNE A. DWYER
18805 RAVENWOOD DR
PERRIS CA 92570

321383001
ALFONSO ZAVALA
18776 RAVENWOOD DR
PERRIS CA 92570

321383002
CHARLES A. BURNS
P O BOX 488
PERRIS CA 92572

321421001
JEREMEY T. LEWALLEN
18702 TOEHEE ST
PERRIS CA 92570

321421010
LITTLEWORTH SCOTT D & BEVERLY J
LITTLEWORTH TRUST DATED 03/21/14
19373 AVENUE C
PERRIS CA 92570

321421011
JAMES BORI
19397 AVENUE C
PERRIS CA 92570

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VICENTE GUTIERREZ ARENAS
19421 AVENUE C
PERRIS CA 92570

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PEDRO C. GUTIERREZ
19445 AVENUE C
PERRIS CA 92570

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ROBERTO CONTRERAS
19469 AVENUE C
PERRIS CA 92570

321421015
RONALD TAGAYUN
19474 NUTHATCH ST
PERRIS CA 92570

321421016
LUIS NAVARRO
19450 NUTHATCH ST
PERRIS CA 92570

321421017
RASMEY PHOU
5325 113TH ST SE
EVERETT WA 98208

321421018
KIM WILLIAMS
19402 NUTHATCH ST
PERRIS CA 92570

321421019
MARK K. DIXON
19387 NUTHATCH ST
PERRIS CA 92570

321430017
DAVID JOHN DEGENNARO
19285 NUTHATCH ST
PERRIS CA 92570

321430018
CHRISTOPHER EUGENE BLACKMON
19309 NUTHATCH ST
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321430019
MIGUEL GUTIERREZ
19333 NUTHATCH ST
PERRIS CA 92570

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JOSE R. RODRIGUEZ
19357 NUTHATCH ST
PERRIS CA 92570

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GLASS DENISE H TRUST 8/18/21
19373 NUTHATCH ST
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ALBERTO ERNESTO GUTIERREZ
19429 NUTHATCH ST
PERRIS CA 92570

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MICHAEL WILLIAM PARHAM
19461 NUTHATCH ST
PERRIS CA 92570

321430024
ELOISSA RAMIREZ LARIOS
18727 COLE AVE
PERRIS CA 92570

321430025
CESAR JAVIER MORA
18751 COLE AVE
PERRIS CA 92570

321430026
ROBBIE MCCANDLISH
19488 KILLDEER CT
PERRIS CA 92570

321430027
JOHN L. MINNELLA
1820 E 17TH ST
SANTA ANA CA 92705

321430028
JOSE L. SALAS
19440 KILLDEER CT
PERRIS CA 92570

321430029
RODOLFO ARMENDARIZ
19447 KILLDEER CT
PERRIS CA 92570

321430030
WAYNE ANTHONY ALLEN
13195 RIDGE ROUTE RD
RIVERSIDE CA 92503

321430031
DENNIS S. WOODS
18895 COLE AVE
PERRIS CA 92570

JOHN L. MINNELLA

17291 Irvin Boulevard, Suite 103
Tustin, California 92780-2929
714-543-9005
minnellalaw@sbcglobal.net

October 20, 2024

General Plan Advisory Committee
Riverside County Planning Department
Attention: **Tim Wheeler**
Post Office Box 1409
4080 Lemon Street
Riverside, CA 92501

RE: Hearing October 21, 2024
AGENDA ITEM 4.4 and 4.5 Initiation of Foundation General Plan Amendments GPA240041 and FGPA240050. For a total of 195 acres from rural to urban high density housing.

Dear Advisory Committee Members:

The following organizations, No2rezoning.org and The Residents Association of Greater Lake Mathews, inc. (a/k/a "RAGLM"), both of which I head, and the Rural Association of Mead Valley (a/k/a "RAMV"), representing over 100,000 residents residing in the rural area known as Greater Lake Mathews and Greater Mead Valley are **VERY STRONGLY** opposed to **GPA240041 and FGPA240050** that propose to change the **Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential.** These proposed changes of over **194 acres** zoned A-1-1 rural one acre to high density urban zoning MDR 2-5 dwelling units per acre. This change will threaten the rural existence of the entire area from the I-215 to the I-15 just south of the City of Riverside. This increases the number of homes from one per acre (194 homes) to 5 per acre (970 homes). **What is the correct acre? This determines the homes for this Project, impacts, traffic, etc.**

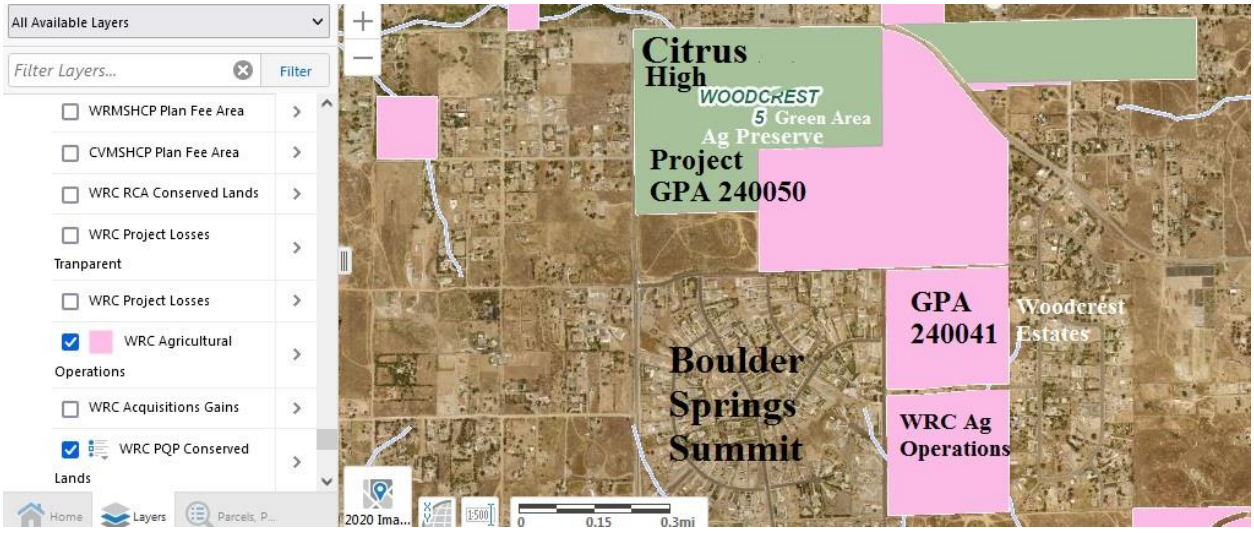
• **The current stated size of the land is not accurate. The land size for both parcels is 238.5 acres as stated in the previous 2016 attempt at a Foundation General Plan Amendment 1196 that failed. FGPA240041 and FGPA240050 claim 97acres for each GPA for a total of 194 acres. What is the correct acreage for each GPA? See below**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 18, 2016

I. AGENDA ITEM 3.10

GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy) – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential, on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 321-090-004, 321-090-007 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.



The Woodcrest No. 5 Preserve is still in the Project. Therefore this zone change and Project cannot go forward.

• The Staff Report did not include the required substantial findings necessary for this initiation to move forward.

• This staff Report did not include the fact that the Burrowing Owl is now a candidate for endangered status. The Burrowing Owl is now afforded the same protections as if it were endangered.

The burrowing owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. The Burrowing Owl was an issue when this same project came up in 2017 and it is even a larger issue now as the owl population continues to diminish.

Foundation GPA's GPA240041 and GPA240050 do not meet the requirements of a Regular or Extraordinary Foundation Component Amendment and therefore must be denied approval.

> **SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.**
> A. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the **Eight-Year General Plan Review Cycle** including any General Plan amendment to change:
> 1. The Riverside County Vision;
> 2. The General Planning Principles set forth in General Plan Appendix B;

GPA240041 and FGPA240050 are a Rural Foundation Component Change and **Violates the Principles of the General Plan Certainty System designed to stop leap frog development into rural areas and is clearly inconsistent with the Riverside County General Plan Vision, the Lake Mathews and Mead Valley Area Plans and the Lake Mathews and Mead Valley Community Plans, is located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, would require substantial infrastructure improvements including transportation, sewer and potential flooding, promotes the financial interests of non-resident land owners at the expense of local resident's investments in their property and lifestyle. No new changes have taken place in Mead Valley to justify foundation zone changes in this rural community that continues to be rural. This is a violation of the General Plan and the Mead Valley Area Plan.**

Previous attempts to change the Rural Community Foundation (Rural Residential) to Community Development Foundation (high density urban) for this property have failed. Riverside County staff correctly recommended that these Foundation changes would not be appropriate. GPA's 1016 and 1006 failed to justify these same rural foundation changes a few years back and the project was abandoned after Riverside County Planning staff recommended GPA 1016 & 1006 as not appropriate. Today these same conditions exist.

There is NO Justification for a Foundation Change from Rural to Urban land use for this project as no new conditions exist.

The Woodcrest Estates Community has several cul-de-sacs Street “C” and “D”along the western portion of their community which would open up to allow hundreds of vehicles a day to drive through Cable Lane and Ravenwood to Markham where thousands of vehicles use the stop sign at Cable lane and Markham every day. This Project must pay for a signal light at Cable Lane X Markham.

The proposed site is located within the community of Glen Valley where mixes of residential and agricultural uses enhance the rural nature of the area. The area is defined by a rustic lifestyle and a desire for larger lot sizes, such as 1 or 2 acres. The site is vacant, as well as those to the north, northwest, and south. Single family residences are located to the east and west. Increased residential densities allow for the development of smaller lots, accommodating a demand for residential land uses which may not enhance the existing quality of the neighborhood.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change to higher density uses.

A representative for the developer stated at the Woodcrest MAC meeting on Thursday, May 11, 2017 with about 80 residents present that the only real reason for GPA 1196 is for monetary gain. This does not justify the provisions in the Riverside County General Plan Certainty System that serves the needs of those who value a rural lifestyle.

The Certainty System Preserves Stability and Flexibility in the General Plan Over Time.

> The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see General Plan Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. **The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle,** farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in the County for the benefit of all (RCIP, Chapter 1).
>
> State law limits amendments to the General Plan to four times per year. Each one can include multiple areas of change. The Certainty System takes the state guidelines a step further by identifying specific amendment categories and a time frame within which each can be considered for amendment to the General Plan. **It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan** (RCIP, Chapter 1).

Required and Optional Findings: subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments — Regular, provides further details regarding the General Plan Initiation ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment" (Riverside County General Plan Chapter 11: Administration Element).

There is no justification that a new high school would create a need for rezoning from rural to urban land use. Citrus High School was built in 2005 over 19 years ago. The Community does not need or want high density housing. There is no justification for **GPA240041 and FGPA240050.**

This certainly does not justify a Foundation Component General Plan Amendment and does not meet the criteria for the General Plan Vision for the area which is rural equestrian minimum 1 acre. Rural equestrian lifestyles are not compatible with high density urban lifestyles. Placing residents with competing and differing lifestyles next to each other is not sound land use and creates extreme conflicts between neighbors. The community is already very diverse. The project will not affect working conditions.

The proposed project site is surrounded by Rural A-1-1 and RA-1 homes on one acre. Woodcrest Estates Community is one acre rural equestrian ranch homes. Hill Top Estates are also one acre rural equestrian homes. The area west of Wood and north of Markham are one acre or larger rural equestrian properties zone A-1-1 and RA-1.

Not only does the proposed project not meet the criteria outlined in the General Plan for a Foundation Component Change and is inappropriate for the area, there are major issues of concern regarding traffic, infrastructure, sewer, schools, water, habitat and cultural resources.

This proposed project will bring an additional 10,000 vehicle trips per day onto already overburdened and gridlocked streets surrounding two high schools on Wood Road. Avenues "C" and "D" will connect to Cable Lane which is the only exit out of Woodcrest Estates a quiet rural equestrian neighborhood with one acre lots. Thousands of parents use Markham to take their children to Citrus High School. Markham is bumper to bumper when parents are taking and picking up their children from school. Residents will no longer be able to get out of their driveways along Markham Road, Cable Lane, "C" Street and Wood Road most of the day. A long line of cars will be trying to access Markham Street at Cable Lane at the four way stop. No Traffic Signals are proposed at Cable Lane, Cole, Parsons Street, and “B" and "C" streets. Massive traffic congestion already exists and 10,000 additional vehicles trips per day will increase this congestion substantially for the entire area. Even if traffic signals are installed the amount of traffic flow will still create gridlock on roads surrounding this proposed project.

The only road improvements proposed are the addition of one lane along Wood Road from "C" to "D" streets and the addition of one additional lane along Markham to the end of the project boundaries. The other side of these roads will continue to be one lane, narrow, hilly, and dangerous roads. The Transportation Department currently has a road sign posted that states, "**Hill Blocks View - 35 mph**" a few hundred feet north of "C" Street on Wood Road. Wood Road sits on top of a hill with steep embankments on the west side of the road. Wood Road has a steep grade and vehicles are going 60-70 mph down that hill just before the signal light leading into Citrus Hill High School. A number of homes would need to be removed along Wood Road to widen this thoroughfare into four lanes. The expense of widening surrounding roads such as Markham, Wood and Cajalco are not possible at this time with the limited funding available in the County budget. The developer is not willing to make necessary infrastructure improvements such as signal lights at Cable Lane, Parsons Road, Cole, "C" and "B" streets. Markham and Wood Roads will need to be widened to 4 lanes from Alexander to Wood Road and Wood Road from Krameria to Cajalco Road. Adding 10,000 more vehicle trips per day will increase the dangers to our children going to school and residents commuting to work dramatically for the entire area. There are two high schools on Wood Road. Van Buren is already at capacity and gridlocked a good portion of the day. Cajalco Road is another road that is gridlocked most of the day.

Water is yet another issue of concern. There are a number of blue line streams throughout the project. A protected arroyo exists north of "C" Street. Water from this arroyo travels into Mockingbird Creek increasing flooding hazards for Mockingbird Canyon and Mockingbird Dam. It was not that many years ago that Mockingbird Creek overflowed its banks and took out Mockingbird Canyon Road costing Riverside County millions of dollars to repair. The other blue line streams flow into Cajalco Creek that empties into Lake Mathews which serves as drinking water for millions of residents.

Several intact **cultural sites** are present on the proposed project site. The Cajalco Creek area is a prime location for cultural sites of historic importance and at one time was a location for one of the largest Native American villages in the area. Much of the project site was orange groves, but there are vast amounts of the property that was left vacant.

Schools have not been evaluated for this project. Val Verde elementary and middle schools in Mead Valley are already at capacity. The Val Verde Unified School District is spending the remainder of their bond funds on a new high school being built in Perris. There is no funding available to build any new schools and it is unlikely that voters will approve another bond measure. Changing from rural one acre zoning to urban 5 homes per acre will require increasing class sizes or possibly adding portable classrooms. The difference between 238 rural homes being built compared to 1190 high-density homes would result in 5200 additional children attending Mead Valley Schools.

Wildlife and wildlife habitat Burrowing owls are dying at alarming numbers as their habitat is being destroyed in Western Riverside County. Relocation of these owls has not been very successful. Riverside County is a leader in the preservation of open space for habitat so that endangered and threatened animals and plants can survive.

The Burrowing Owl is now a candidate for endangered status. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law, said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity.

The current sewer system provided by Western Municipal Water District is already at capacity. Changing the Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential will require a new sewer line and infrastructure upgrades.

We most emphatically urge you to **vote NO** on the Initiation of FGPA240041 and Initiation of FGPA240050.

1) **GPA240041 and FGPA240050** do not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.

2)

2) This land is habitat for Burrowing Owls and other species of concern. The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. (See appendix B. LA Times Article)

3) GPA's **GPA240041 and FGPA240050** are clearly inconsistent with the County's vision and Mead Valley Area Plan of a Rural Equestrian Community. Thousands of horses are part of the community where they are bred, raised, trained, shown and ridden.

4) This is a violation of the Certainty Principle designed to stop leap frog development into rural areas,

5) The Proposed zone changes are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities,

6) The substantial infrastructure improvements including are not part of the plans: transportation, sewer system infrastructure, potential flooding, and

7) It promotes the financial interests of non-resident land owners at the expense of the local resident's investments in their property and lifestyle.

It is for aforesaid and many other reasons of significance that we very strongly oppose this project.

Respectfully submitted,

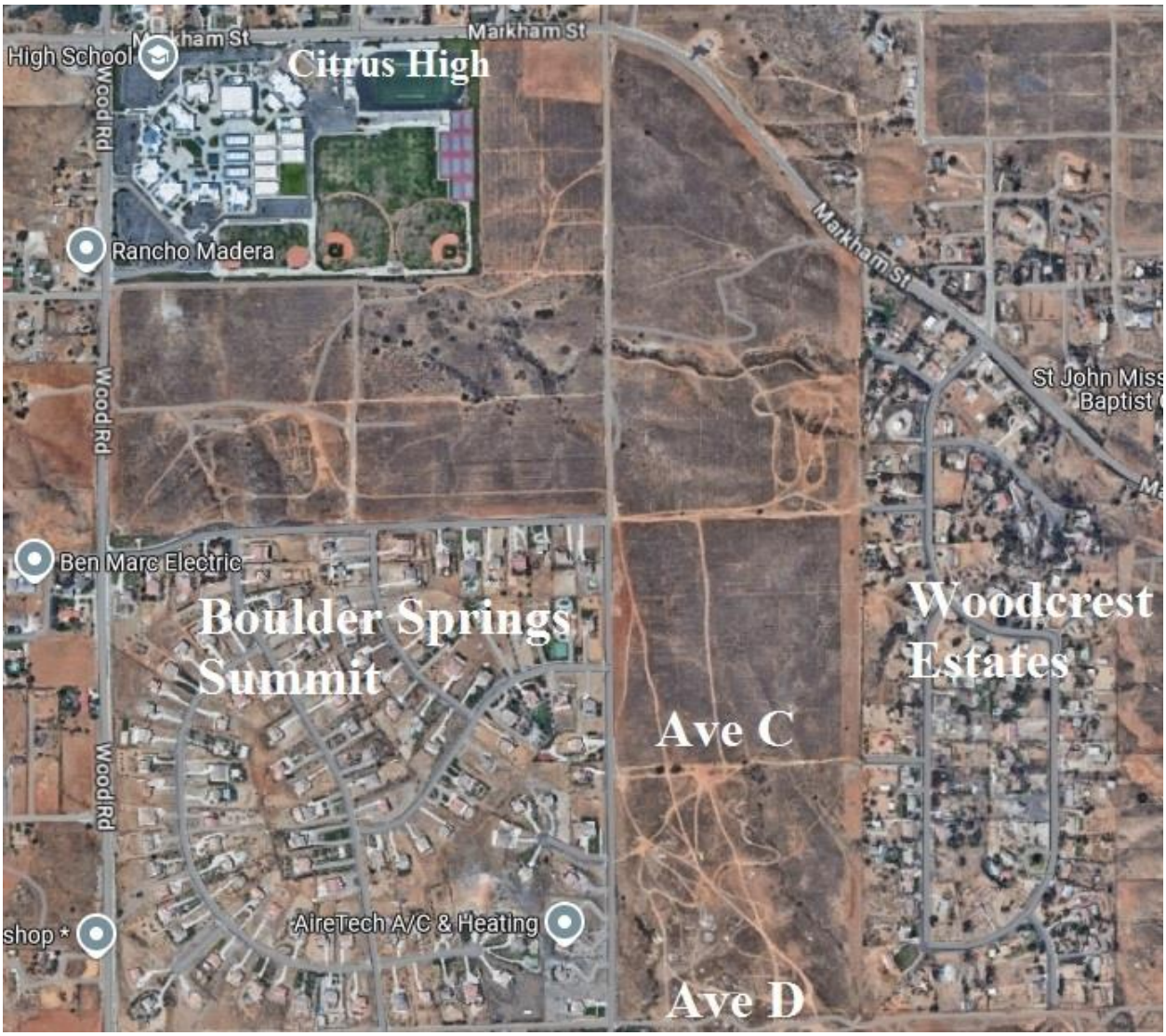
FOR THE
RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS, INC. (“RAGLM”)

John L. Minnella, BA, JD
Board President

FOR NO2REZONING.ORG

John L. Minnella, BA, JD
Chair

Appendix A



Appendix B

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024



Zoning Area/District: MEAD 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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024



Zoning Area/District: MEAD VALLEY

Appendix C

Burrowing owl now candidate for endangered status
California wildlife policymakers vote to consider the bird as populations decline.

AS OF LAST YEAR, there were at most 6,500 pairs of burrowing owls remaining in California. (Carolyn Cole Los Angeles Times)

By Lila Seidman

California wildlife policymakers have opted to protect the diminutive Western burrowing owl as they consider listing the rapidly declining species as endangered or threatened.

The state Fish and Game Commission unanimously voted last week to make the unique avian a candidate for permanent safeguards under state law while acknowledging the perspectives of stakeholders from industries that could be affected by the decision.

Conservationists point to development, agriculture and clean energy projects as contributing to the owls' decline by snatching habitat. Some industry representatives pushed back on the claims and underscored the importance of their role in the state.

"I think economics versus conservation is a false choice," commission President Samantha Murray said during the Thursday meeting. "In California, we have the fifth-biggest economy in the world. We can have solar and housing and food and burrowing owls."

The commission rejected a similar bid for protections roughly 20 years ago, and since then the situation has become more dire for the bird — the only owl species to nest and roost in underground burrows. Proponents of exploring the listing of the owls under the California Endangered Species Act said existing regulations and management strategies haven't worked.

In 2003, when a petition to consider listing the species was denied, there were no more than 10,500 breeding pairs, according to the California Department of Fish and Wildlife. As of last year, there were at most 6,500 pairs.

It's believed the owl with bright yellow eyes has been extirpated from 16% of its range in parts of the coast and Central Valley. It has been nearly wiped out in 13% of its range, also in those regions. In the Bay Area, the owl is barely hanging on.

"At long last there's a glimmer of hope for California's rapidly disappearing burrowing owls, who desperately need protection," said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity, in a statement.

In March, the center, along with the Defenders of Wildlife, the Burrowing Owl Preservation Society, the Santa Clara Valley Audubon Society, the Urban Bird Foundation, the Central Valley Bird Club and the San Bernardino Valley Audubon Society, filed a petition with the commission seeking endangered or threatened status for burrowing owl populations. Miller penned the 2003 and 2024 petitions. Miller describes the owls as "eggs on legs" because the animal's round head and body sit atop long, skinny legs. They stand just 7 to 10 inches tall and, as their name suggests, nest underground. "They can seem kind of goofy,"

Miller told The Times earlier this year.

The owls inhabit grasslands, shrublands and deserts, as well as "human-altered landscapes," including agricultural lands, golf courses and cattle pastures, the California Department of Fish and Wildlife's Anne Hilborn told the commission. "The things that they really need are burrows and short vegetation," with the burrows primarily appropriated from ground squirrels, she said.

Sprawl development and control efforts targeting ground squirrels have pushed the owls out of the areas they dwell in, while renewable-energy projects and some types of agriculture also have infringed on their digs, according to conservationists.

The burrowing owl is a California species of special concern, a U.S. Fish and Wildlife Service bird of conservation concern, and has protections under the Migratory Bird Treaty Act. It is not listed under the federal Endangered Species Act.

"Burrowing owls cannot wait any longer," Miller told the commission. "And I'll just say, personally, I love this species. And I'd like to see them around for future generations throughout the state."

Home building, agriculture and solar and wind energy industry representatives rejected some assertions made by the petitioners while underscoring their contributions to top state goals, such as moving away from fossil fuels and increasing housing.

Shannon Eddy, executive director of the Large-Scale Solar Assn., who supported exploring listing the owls, said the petitioners made unsubstantiated claims about the effect of solar projects on the species. Eddy said solar projects had protected the owls' grasslands and that they'd been known to return to solar energy development sites once construction was completed.

"We are a country divided, and we need to stand against false rhetoric," she said during public comment, "and we need to dispel the kind of specious assertions like these that turn regulators and the public against one of our best tools to address the climate crisis."

Clark Morrison, a natural resources attorney representing the California Building Industry Assn., said the industry "does find itself facing great challenges because of the pace of listings and other regulatory changes in the state."

"These do have an impact on the provision of housing," he told the commission. "They slow projects down. In many cases, the projects are abandoned because the regulatory challenges can't be met."

Miller, however, argued that the development threatening the owls is urban sprawl, often characterized by low-density housing — not areas where affordable housing is built.

Wildlife officials said they do not see elevating the owl to candidate status as undercutting other priorities.

"I appreciate how important all of those dimensions of what's happening in the state are and also how urgent the situation is for the owl," commission Vice President Erika Zavaleta said.

The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward.

“After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they’re most needed — at least for the time being,” said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law.

ORDINANCE NO. 509
(AS AMENDED THROUGH 509.2)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 509 RELATING TO AGRICULTURAL PRESERVES

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.

Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.

UNIFORM RULES FOR AGRICULTURAL PRESERVES

A. The following uses are hereby determined to be agricultural and compatible uses within an agricultural preserve, and all other uses of land are prohibited therein:

1. Agricultural use, described an any use of land for the purpose of producing an agricultural commodity, consisting of any and all plant and animal products, for commercial purposes, providing such use is permitted by the applicable zoning and not prohibited by other law or ordinance.

2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.

3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.

4. Public Highways.

5. Fire protection works and facilities.

6. Flood control works, including channel rectification and alteration.

7. Public works required for fish and wildlife enhancement and preservation.

8. Improvements for the primary benefit of the lands within the preserve.

9. State improvements described in Section 51293 (d) and (e) of the Government Code.

10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres. Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:

a) The dwellings are not rented or held out for lease.

b) The dwellings are located not less than 50 feet from any property line.

c) The dwellings are screened from view from the front property line by

shrubs or trees.

d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.

e) The number of dwellings from employees shall not exceed four per established farming operation.

11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.

12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.

13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.

14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.

15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.

16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use within that agricultural preserve.

17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

Adopted: 509 11/28/1966 (Eff: 12/28/1966)
Amended: 509.1 Item 3.15b of 02/10/1987 (Eff: 03/21/1988)
509.2 Item 3.3 of 05/17/1988 (Eff: 06/16/1988)

Riverside County Parcel Report

Summary Report
321090026

DISCLAIMER

Maps, permit information 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.

ASSESSOR DATA

APN	**321-090-026-9**	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	321090003	Mailing Address	19057 COLIMA RD, ROWLAND HEIGHTS CA 91748
Address	,		
Lot Size	19.55		

Legal Description
Recorded Book/Page: /
Subdivision:
Lot/Parcel:
Block:
Tract Number:

Property Characteristics

Year Constructed:	Property Area (sq ft):	Pool: NO
Stories:	Construction Type:	Central Cool: NO
Baths:	Roof Type:	Central Heat: NO
Bedrooms:	Garage Type:	

PARCEL DATA

City Boundary	NOT IN A CITY
Supervisorial District	KEVIN JEFFRIES, DISTRICT 1
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Land Use Designations	RC-VLDR
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information A-1-1,CZ Number 5086

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status

N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
BZ343164	P/C DWLG & ATT GAR	FINAL

Code Cases

Case	Case Description	Status
CV2200104		Closed Unfounded
CVAR220897		Closed Unfounded

Fire Cases

Case	Case Description	Status
FHAZ0201462		Closed - Verified Non-Billable
FHAZ0508647		Closed - Verified Non-Billable
FHAZ0610119		Closed - Verified Non-Billable
FHAZ0706054		Closed - Verified Non-Billable
FHAZ0803653		Closed - Verified Non-Billable
FHAZ1003432		Closed - Verified Non-Billable
FHAZ1108946		Closed - Verified Non-Billable
FHAZ1203684		Closed - Verified Non-Billable
FHAZ1308702		Closed - Verified Non-Billable
FHAZ1401547		Closed - Verified Non-Billable
FHAZ1506447		Closed - Verified Non-Billable
FHAZ1603445		Closed - Verified Non-Billable
FHAZ1704965		Closed - Verified Non-Billable
FHAZ1803868		Closed - Verified Non-Billable
FHAZ1905255		Closed - Verified Non-Billable

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

Survey Cases

Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A

October 20, 2024
Rural Association of Mead Valley (RAMV)
Debbie Walsh, President
PO Box 2244
Perris, CA 92572

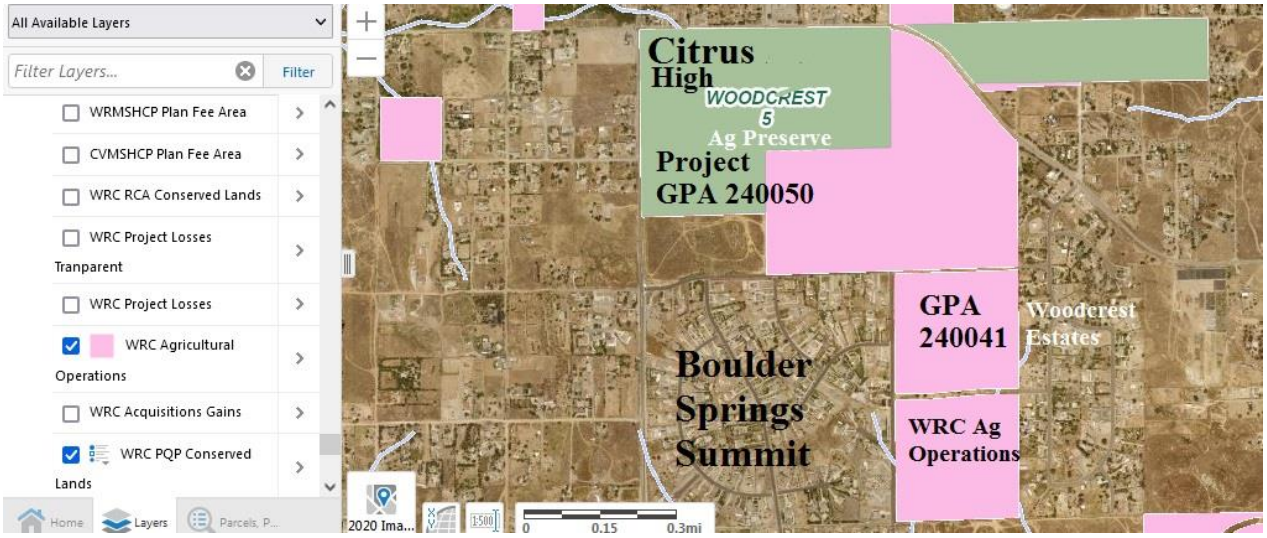
Riverside County
General Plan Advisory Committee
Attention: **Tim Wheeler**
Post Office Box 1409
4080 Lemon Street
Riverside, CA 92501

RE: AGENDA ITEM 4.4 and 4.5 Initiation of Foundation General Plan Amendments GPA240041 and FGPA240050. For Proposed changes on 195 acres from rural to urban high density housing.

Dear Advisory Committee Members:

The Rural Association of Mead Valley representing over 30,000 residents residing in the rural Greater Mead Valley are **VERY STRONGLY** opposed to **FGPA240041 and FGPA240050** regarding the proposal to change the **Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation for** over 194 acres zoned A-1-1 and RA-1 rural one acre to high density urban zoning MDR 2-5 dwelling units per acre. This change will threaten the rural existence of the entire area from the I-215 to the I-15 just south of the City of Riverside. This increases the number of homes from one per acre (194 homes) to 5 per acre (970 homes). A portion of this land is located in the Woodcrest Agriculture Preserve No. 5. **Therefore these changes are not permitted and the initiation cannot be made.**

Created using Riverside County Map My County GIS



• The Staff Report did not include the required substantial findings necessary for this initiation to move forward.

• This staff Report did not include the fact that the Burrowing Owl is now a candidate for endangered status. The Burrowing Owl is now afforded the same protections as if it were endangered. Therefore the land is habitat for the Burrowing owl and must be preserved. Both these Projects must be denied and cannot move forward.

The burrowing owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. The Burrowing Owl was an issue when this same project came up in 2017 and it is even a larger issue now as the owl population continues to diminish. See Attached LA Times Article.

Foundation GPA's GPA240041 and GPA240050 do not meet the requirements of a Regular or Extraordinary Foundation Component Amendment and therefore must be denied to move forward.

> **SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.**
> A. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the **Eight-Year General Plan Review Cycle** including any General Plan amendment to change:
> 1. The Riverside County Vision;
> 2. The General Planning Principles set forth in General Plan Appendix B;

GPA240041 and FGPA240050 are a Rural Foundation Component Change and **Violates the Principles of the General Plan Certainty System designed to stop leap frog development into rural areas and is clearly inconsistent with the Riverside County General Plan Vision, the Lake Mathews and Mead Valley Area Plans and the Lake Mathews and Mead Valley Community Plans**. These plans are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, would require substantial infrastructure improvements including transportation, sewer and potential flooding, promotes the financial interests of non-resident land owners at the expense of local resident's investments in their property and lifestyle. No new changes have taken place in Mead Valley to justify foundation zone changes in this rural community that continues to be rural. This is a violation of the General Plan and the Mead Valley Area Plan.

Previous attempts to change the Rural Community Foundation (Rural Residential) to Community Development Foundation (high density urban) for this property have failed. Riverside County staff correctly recommended that these Foundation changes would not be appropriate. GPA's 1016 and 1006 failed to justify these same rural foundation changes a few years back and the project was abandoned after Riverside County Planning staff recommended GPA 1016 & 1006 as not appropriate. Today these same conditions exist.

There is NO Justification for a Foundation Change from Rural to Urban land use for this project as no new conditions exist.

The Woodcrest Estates Community has several cul-de-sacs Street "C" and "D" along the western portion of their community which would open up to allow hundreds of vehicles a day to drive through Cable Lane and Ravenwood to Markham where thousands of vehicles use the stop sign at Cable lane and Markham every day. This Project must pay for a signal light at Cable Lane X Markham.

The proposed site is located within the community of Glen Valley where mixes of residential and agricultural uses enhance the rural nature of the area. The area is defined by a rustic lifestyle and a desire for larger lot sizes, such as 1 or 2 acres. The site is vacant, as well as those to the north, northwest, and south. Single family residences are located to the east and west. Increased residential densities allow for the development of smaller lots, accommodating a demand for residential land uses which may not enhance the existing quality of the neighborhood.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change to higher density uses.

A representative for the developer stated at the Woodcrest MAC meeting on Thursday, May 11, 2017 with about 80 residents present that the only real reason for GPA 1196 is for monetary gain. This does not justify the provisions in the Riverside County General Plan Certainty System that serves the needs of those who value a rural lifestyle.

The Certainty System Preserves Stability and Flexibility in the General Plan Over Time.

> The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see General Plan Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. **The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle,** farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in the County for the benefit of all (RCIP, Chapter 1).
>
> **It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan** (RCIP, Chapter 1).
>
> **Required and Optional Findings: subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment** Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component

Amendments — Regular, provides further details regarding the General Plan Initiation ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment" (Riverside County General Plan Chapter 11: Administration Element).

There is no justification that a new high school would create a need for rezoning from rural to urban land use. Citrus High School was built in 2005 over 19 years ago. The Community does not need or want high density housing. There is no justification for **GPA240041 and FGPA240050.**

This certainly does not justify a Foundation Component General Plan Amendment and does not meet the criteria for the General Plan Vision for the area which is rural equestrian minimum 1 acre. Rural equestrian lifestyles are not compatible with high density urban lifestyles. Placing residents with competing and differing lifestyles next to each other is not sound land use and creates extreme conflicts between neighbors. The community is already very diverse. The project will not affect working conditions.

The proposed project site is surrounded by Rural A-1-1 and RA-1 homes on one acre. Woodcrest Estates Community is one acre rural equestrian ranch homes. Hill Top Estates are also one acre rural equestrian homes. The area west of Wood and north of Markham are one acre or larger rural equestrian properties zone A-1-1 and RA-1.

Not only does the proposed project not meet the criteria outlined in the General Plan for a Foundation Component Change and is inappropriate for the area, there are major issues of concern regarding traffic, infrastructure, sewer, schools, water, habitat and cultural resources.

This proposed project will bring an additional 10,000 vehicle trips per day onto already overburdened and gridlocked streets surrounding two high schools on Wood Road. Avenues "C" and "D" will connect to Cable Lane which is the only exit out of Woodcrest Estates a quiet rural equestrian neighborhood with one acre lots. Thousands of parents use Markham to take their children to Citrus High School. Markham is bumper to bumper when parents are taking and picking up their children from school. Residents will no longer be able to get out of their driveways along Markham Road, Cable Lane, "C" Street and Wood Road most of the day. A long line of cars will be trying to access Markham Street at Cable Lane at the four way stop. No Traffic Signals are proposed at Cable Lane, Cole, Parsons Street, and “B" and "C" streets. Massive traffic congestion already exists and 10,000 additional vehicles trips per day will increase this congestion substantially for the entire area. Even if traffic signals are installed the amount of traffic flow will still create gridlock on roads surrounding this proposed project.

The only road improvements proposed are the addition of one lane along Wood Road from "C" to "D" streets and the addition of one additional lane along Markham to the end of the project boundaries. The other side of these roads will continue to be one lane, narrow, hilly, and dangerous roads. The Transportation Department currently has a road sign posted that states, "**Hill Blocks View - 35 mph**" a few hundred feet north of "C" Street on Wood Road. Wood Road sits

on top of a hill with steep embankments on the west side of the road. Wood Road has a steep grade and vehicles are going 60-70 mph down that hill just before the signal light leading into Citrus Hill High School. A number of homes would need to be removed along Wood Road to widen this thoroughfare into four lanes. The expense of widening surrounding roads such as Markham, Wood and Cajalco are not possible at this time with the limited funding available in the County budget. The developer is not willing to make necessary infrastructure improvements such as signal lights at Cable Lane, Parsons Road, Cole, "C" and "B" streets. Markham and Wood Roads will need to be widened to 4 lanes from Alexander to Wood Road and Wood Road from Krameria to Cajalco Road. Adding 10,000 more vehicle trips per day will increase the dangers to our children going to school and residents commuting to work dramatically for the entire area. There are two high schools on Wood Road. Van Buren is already at capacity and gridlocked a good portion of the day. Cajalco Road is another road that is gridlocked most of the day.

Water is yet another issue of concern. There are a number of blue line streams throughout the project. A protected arroyo exists north of "C" Street. Water from this arroyo travels into Mockingbird Creek increasing flooding hazards for Mockingbird Canyon and Mockingbird Dam. It was not that many years ago that Mockingbird Creek overflowed its banks and took out Mockingbird Canyon Road costing Riverside County millions of dollars to repair. The other blue line streams flow into Cajalco Creek that empties into Lake Mathews which serves as drinking water for millions of residents.

Several intact **cultural sites** are present on the proposed project site. The Cajalco Creek area is a prime location for cultural sites of historic importance and at one time was a location for one of the largest Native American villages in the area. Much of the project site was orange groves, but there are vast amounts of the property that was left vacant.

Schools have not been evaluated for this project. Val Verde elementary and middle schools in Mead Valley are already at capacity. The Val Verde Unified School District is spending the remainder of their bond funds on a new high school being built in Perris. There is no funding available to build any new schools and it is unlikely that voters will approve another bond measure. Changing from rural one acre zoning to urban 5 homes per acre will require increasing class sizes or possibly adding portable classrooms. The difference between 238 rural homes being built compared to 1190 high-density homes would result in 5200 additional children attending Mead Valley Schools.

Wildlife and wildlife habitat Burrowing owls are dying at alarming numbers as their habitat is being destroyed in Western Riverside County. Relocation of these owls has not been very successful. Riverside County is a leader in the preservation of open space for habitat so that endangered and threatened animals and plants can survive.

The Burrowing Owl is now a candidate for endangered status. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law, said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity.

The current sewer system provided by Western Municipal Water District is already at capacity. Changing the Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential will require a new sewer line and infrastructure upgrades.

FGPA240041 the northwest quarter is located within the Woodcrest No. 5 Agriculture Preserve. The contract's purpose is to preserve agricultural land and open space, and to discourage the conversion of agricultural land to urban areas. Land within an agricultural preserve in Riverside County, California is subject to a Land Conservation Contract, which is a voluntary agreement between the landowner and the County of Riverside:

• **Purpose** the contract's purpose is to preserve agricultural land and open space, and to discourage the conversion of agricultural land to urban areas.

• **Benefits** In exchange for agreeing to keep the land in agricultural use, the landowner receives property tax relief. The land is assessed based on its income-producing value, rather than its market value.

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

ORDINANCE NO. 509

509 RELATING TO AGRICULTURAL PRESERVES

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.
Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.
UNIFORM RULES FOR AGRICULTURAL PRESERVES
A. The following uses are hereby determined to be agricultural and compatible uses within an agricultural preserve, and all other uses of land are prohibited therein:

1. Agricultural use, described an any use of land for the purpose of producing an agricultural commodity, consisting of any and all plant and animal products, for commercial purposes, providing such use is permitted by the applicable zoning and not prohibited by other law or ordinance.
2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.
3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.
4. Public Highways.
5. Fire protection works and facilities.
6. Flood control works, including channel rectification and alteration.
7. Public works required for fish and wildlife enhancement and preservation.
8. Improvements for the primary benefit of the lands within the preserve.
9. State improvements described in Section 51293 (d) and (e) of the Government Code.
10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres.
Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:
a) The dwellings are not rented or held out for lease.
b) The dwellings are located not less than 50 feet from any property line.
c) The dwellings are screened from view from the front property line by shrubs or trees.
d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.
e) The number of dwellings from employees shall not exceed four per established farming operation.
11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.
12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.
13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.
14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.
15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.
16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves.
Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use within that agricultural preserve.

17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

We most emphatically urge you to **vote NO** on the Initiation of FGPA240041 and Initiation of FGPA240050.

1) **GPA240041 and FGPA240050** do not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.

2) **GPA 240050 is located within the Woodcrest Preserve N0.5 and therefore the zone changes cannot take place.**

3)

2) This land is habitat for Burrowing Owls and other species of concern. The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. (See appendix B. LA Times Article)

3) GPA's **GPA240041 and FGPA240050** are clearly inconsistent with the County's vision and Mead Valley Area Plan of a Rural Equestrian Community. Thousands of horses are part of the community where they are bred, raised, trained, shown and ridden.

4) This is a violation of the Certainty Principle designed to stop leap frog development into rural areas,

5) The Proposed zone changes are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities,

6) The substantial infrastructure improvements including are not part of the plans: transportation, sewer system infrastructure, potential flooding, and

7) It promotes the financial interests of non-resident land owners at the expense of the local resident's investments in their property and lifestyle.

It is for aforesaid and many other reasons of significance that we very strongly oppose this project.

Respectfully submitted,

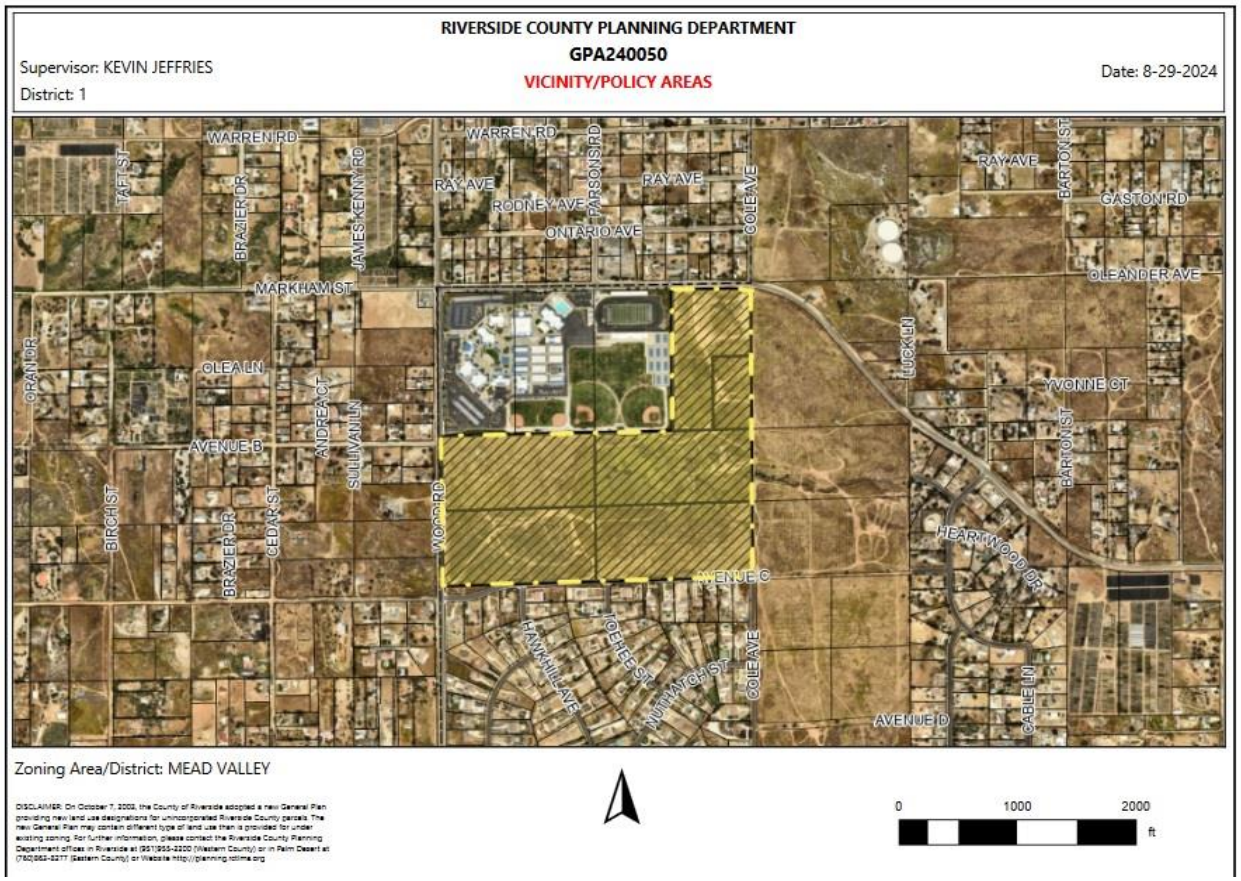
Debbie Walsh

RAMV

Exhibit A


Markham St
High School
Citrus High
Wood Rd
Rancho Madera
Markham St
St John Miss
Baptist
Wood Rd
Ben Marc Electric
Boulder Springs
Summit
Woodcrest
Estates
Ave C
Wood Rd
AireTech A/C & Heating
Ave D

Exhibit B


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240050
VICINITY/POLICY AREAS
Supervisor: KEVIN JEFFRIES
District: 1
Date: 8-29-2024
WARREN RD
TAFT ST
BRAZIER DR
JAMES KENNY RD
RAY AVE
RODNEY AVE
PARSONS RD
ONTARIO AVE
COLE AVE
BARTON ST
GASTON RD
OLEANDER AVE
MARKHAM ST
ORAN DR
OLEA LN
AVENUE B
ANDREA CT
SULLIVAN LN
BIRCH ST
CEDAR ST
WOOD RD
LUCKIN LN
YVONNE CT
HEARTWOOD DR
AVENUE C
HAWKHILL AVE
TOCHEE ST
MUIRFIELD ST
AVENUE D
GABLE LN
Zoning Area/District: MEAD VALLEY
0
1000
2000
ft

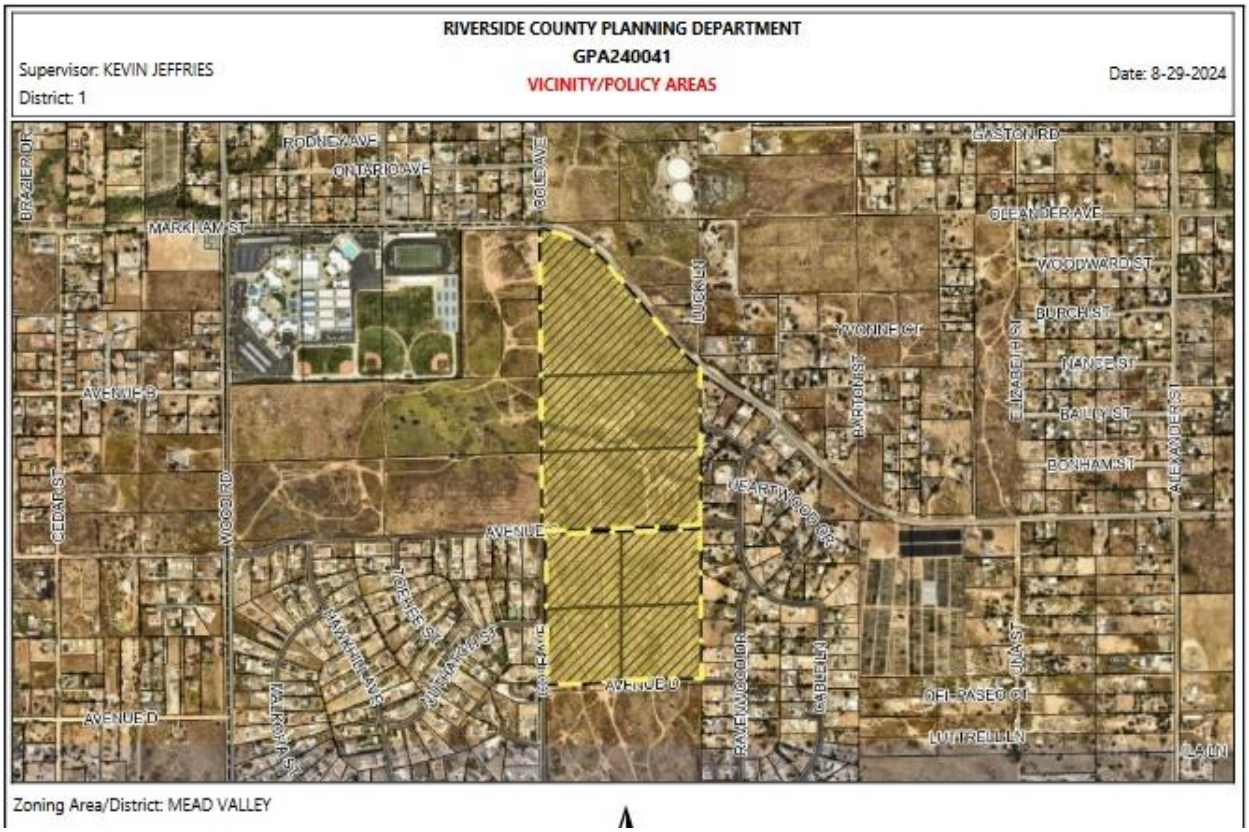

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240041
VICINITY/POLICY AREAS
Supervisor: KEVIN JEFFRIES
District: 1
Date: 8-29-2024
BRAZIER DR
RODNEY AVE
ONTARIO AVE
COLE AVE
GASTON RD
MARKHAM ST
OLEANDER AVE
WOODWARD ST
LUCKIN LN
YVONNE CT
BURCH ST
BARTON ST
ELIZABETH ST
NANCE ST
AVENUE B
BAILEY ST
BONHAM ST
ALEXANDER ST
CEDAR ST
WOOD RD
HEARTWOOD DR
AVENUE C
TOCHEE ST
MUIRFIELD ST
AVENUE D
GABLE LN
RAVENWOOD DR
JIA ST
DEL PASO CT
LUTRELL LN
LA LN
Zoning Area/District: MEAD VALLEY

Exhibit C

LA TimeBurrowing owl now candidate for endangered status

California wildlife policymakers vote to consider the bird as populations decline.

AS OF LAST YEAR, there were at most 6,500 pairs of burrowing owls remaining in California. (Carolyn Cole Los Angeles Times)

By Lila Seidman

California wildlife policymakers have opted to protect the diminutive Western burrowing owl as they consider listing the rapidly declining species as endangered or threatened.

The state Fish and Game Commission unanimously voted last week to make the unique avian a candidate for permanent safeguards under state law while acknowledging the perspectives of stakeholders from industries that could be affected by the decision.

Conservationists point to development, agriculture and clean energy projects as contributing to the owls' decline by snatching habitat. Some industry representatives pushed back on the claims and underscored the importance of their role in the state.

"I think economics versus conservation is a false choice," commission President Samantha Murray said during the Thursday meeting. "In California, we have the fifth-biggest economy in the world. We can have solar and housing and food and burrowing owls."

The commission rejected a similar bid for protections roughly 20 years ago, and since then the situation has become more dire for the bird — the only owl species to nest and roost in underground burrows. Proponents of exploring the listing of the owls under the California Endangered Species Act said existing regulations and management strategies haven't worked.

In 2003, when a petition to consider listing the species was denied, there were no more than 10,500 breeding pairs, according to the California Department of Fish and Wildlife. As of last year, there were at most 6,500 pairs.

It's believed the owl with bright yellow eyes has been extirpated from 16% of its range in parts of the coast and Central Valley. It has been nearly wiped out in 13% of its range, also in those regions. In the Bay Area, the owl is barely hanging on.

"At long last there's a glimmer of hope for California's rapidly disappearing burrowing owls, who desperately need protection," said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity, in a statement.

In March, the center, along with the Defenders of Wildlife, the Burrowing Owl Preservation Society, the Santa Clara Valley Audubon Society, the Urban Bird Foundation, the Central Valley Bird Club and the San Bernardino Valley Audubon Society, filed a petition with the commission seeking endangered or threatened status for burrowing owl populations. Miller penned the 2003 and 2024 petitions. Miller describes the owls as "eggs on legs" because the animal's round head and body sit atop long, skinny legs. They stand just 7 to 10 inches tall and, as their name suggests, nest underground. "They can seem kind of goofy,"

Miller told The Times earlier this year.

The owls inhabit grasslands, shrublands and deserts, as well as "human-altered landscapes," including agricultural lands, golf courses and cattle pastures, the California Department of Fish

and Wildlife's Anne Hilborn told the commission. "The things that they really need are burrows and short vegetation," with the burrows primarily appropriated from ground squirrels, she said.

Sprawl development and control efforts targeting ground squirrels have pushed the owls out of the areas they dwell in, while renewable-energy projects and some types of agriculture also have infringed on their digs, according to conservationists.

The burrowing owl is a California species of special concern, a U.S. Fish and Wildlife Service bird of conservation concern, and has protections under the Migratory Bird Treaty Act. It is not listed under the federal Endangered Species Act.

"Burrowing owls cannot wait any longer," Miller told the commission. "And I'll just say, personally, I love this species. And I'd like to see them around for future generations throughout the state."

Home building, agriculture and solar and wind energy industry representatives rejected some assertions made by the petitioners while underscoring their contributions to top state goals, such as moving away from fossil fuels and increasing housing.

Shannon Eddy, executive director of the Large-Scale Solar Assn., who supported exploring listing the owls, said the petitioners made unsubstantiated claims about the effect of solar projects on the species. Eddy said solar projects had protected the owls' grasslands and that they'd been known to return to solar energy development sites once construction was completed.

"We are a country divided, and we need to stand against false rhetoric," she said during public comment, "and we need to dispel the kind of specious assertions like these that turn regulators and the public against one of our best tools to address the climate crisis."

Clark Morrison, a natural resources attorney representing the California Building Industry Assn., said the industry "does find itself facing great challenges because of the pace of listings and other regulatory changes in the state."

"These do have an impact on the provision of housing," he told the commission. "They slow projects down. In many cases, the projects are abandoned because the regulatory challenges can't be met."

Miller, however, argued that the development threatening the owls is urban sprawl, often characterized by low-density housing — not areas where affordable housing is built.

Wildlife officials said they do not see elevating the owl to candidate status as undercutting other priorities.

"I appreciate how important all of those dimensions of what's happening in the state are and also how urgent the situation is for the owl," commission Vice President Erika Zavaleta said.

The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward.

"After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law.

ORDINANCE NO. 509
(AS AMENDED THROUGH 509.2)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 509 RELATING TO AGRICULTURAL PRESERVES

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.

Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.

UNIFORM RULES FOR AGRICULTURAL PRESERVES

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2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.

3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.

4. Public Highways.

5. Fire protection works and facilities.

6. Flood control works, including channel rectification and alteration.

7. Public works required for fish and wildlife enhancement and preservation.

8. Improvements for the primary benefit of the lands within the preserve.

9. State improvements described in Section 51293 (d) and (e) of the Government Code.

10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres. Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:

a) The dwellings are not rented or held out for lease.

b) The dwellings are located not less than 50 feet from any property line.

c) The dwellings are screened from view from the front property line by

shrubs or trees.

d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.

e) The number of dwellings from employees shall not exceed four per established farming operation.

11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.

12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.

13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.

14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.

15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.

16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use within that agricultural preserve.

17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

Adopted: 509 11/28/1966 (Eff: 12/28/1966)
Amended: 509.1 Item 3.15b of 02/10/1987 (Eff: 03/21/1988)
509.2 Item 3.3 of 05/17/1988 (Eff: 06/16/1988)

Riverside County Parcel Report

Summary Report
321090026

DISCLAIMER

Maps, permit information 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.

ASSESSOR DATA

APN	**321-090-026-9**	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	321090003	Mailing Address	19057 COLIMA RD, ROWLAND HEIGHTS CA 91748
Address	,		
Lot Size	19.55		

Legal Description
Recorded Book/Page: /
Subdivision:
Lot/Parcel:
Block:
Tract Number:

Property Characteristics

Year Constructed:	Property Area (sq ft):	Pool: NO
Stories:	Construction Type:	Central Cool: NO
Baths:	Roof Type:	Central Heat: NO
Bedrooms:	Garage Type:	

PARCEL DATA

City Boundary	NOT IN A CITY
Supervisorial District	KEVIN JEFFRIES, DISTRICT 1
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Land Use Designations	RC-VLDR
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information A-1-1,CZ Number 5086

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status

N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
BZ343164	P/C DWLG & ATT GAR	FINAL

Code Cases

Case	Case Description	Status
CV2200104		Closed Unfounded
CVAR220897		Closed Unfounded

Fire Cases

Case	Case Description	Status
FHAZ0201462		Closed - Verified Non-Billable
FHAZ0508647		Closed - Verified Non-Billable
FHAZ0610119		Closed - Verified Non-Billable
FHAZ0706054		Closed - Verified Non-Billable
FHAZ0803653		Closed - Verified Non-Billable
FHAZ1003432		Closed - Verified Non-Billable
FHAZ1108946		Closed - Verified Non-Billable
FHAZ1203684		Closed - Verified Non-Billable
FHAZ1308702		Closed - Verified Non-Billable
FHAZ1401547		Closed - Verified Non-Billable
FHAZ1506447		Closed - Verified Non-Billable
FHAZ1603445		Closed - Verified Non-Billable
FHAZ1704965		Closed - Verified Non-Billable
FHAZ1803868		Closed - Verified Non-Billable
FHAZ1905255		Closed - Verified Non-Billable

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

Survey Cases

Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A

From: Wheeler, Timothy
To: Camacho, Maria; Marshalian, Richard
Cc: Hildebrand, John; Moore, Sarah
Subject: Fw: Citizen Against Rezoning as Specified in GPA240041 - Meeting Date 10-21-2024
Date: Monday, October 21, 2024 3:18:23 PM

FYI…

Get Outlook for iOS

From: Eloissa Larios <eloissa.r.larios@gmail.com>
Sent: Monday, October 21, 2024 1:11:35 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Fwd: Citizen Against Rezoning as Specified in GPA240041 - Meeting Date 10-21-2024

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

My name is Eloissa Larios and I purchased my home just 2 years ago at 18727 Cole Avenue in Perris. The land in question for this request to amend zoning is literally right in front of my home. It is currently vacant, open land.

We moved from a medium density residential community to this one SPECIFICALLY because of the zoning. Residents of this community have horses, farm animals, etc.as permitted by our zoning because we all have the understanding that the sounds, smells, and lifestyle of a more rural community is acceptable and not bothersome to others who live here. The number of housing units that would be created in this space will negatively impact the traffic in the area leading to unnecessary congestion. People walk, run, and ride their horses daily on the road in front of my home without a problem. This zoning change will undoubtedly affect the way we are able to enjoy the spaces around our homes and our animals.

To be clear, I am not opposed to development of the land, so long as the zoning remains the same: RURAL Community - Very Low Density Residential. We are opposed to the amendment for rezoning to medium density residential and we request that you listen to the members of this community and reject the request to rezone.

Thank you,

Eloissa Larios
18727 Cole Avenue, Perris, CA
714-454-4219

Outlook

FW: GPA240041

From Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Date Mon 10/21/2024 9:55 AM
To Camacho, Maria <MCamacho@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>
Cc Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>

FYI…

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
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From: Ketcham, Thomas <TKetcham@RIVCO.ORG>
Sent: Monday, October 21, 2024 7:33 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: FW: GPA240041

fyi

Thomas C. Ketcham
Deputy Chief of Staff – District#1
Director of Land Development – District#2
Email | tketcham@rivco.org

Supervisor Kevin Jeffries – District #1
Office | 951.955.1010

Supervisor Karen Spiegel – District #2
Office | 951.955.1020

From: JEN WEST <jenwest42@yahoo.com>
Sent: Sunday, October 20, 2024 3:46 PM
To: twheller@rivco.org <twheller@rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel

Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>
Subject: GPA240041

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Dear Planning Commission Members,

I am writing to formally express my opposition to General Plan Amendment No. 240041 (GPA240041) proposed for the Mead Valley area. The proposed change from Rural Community (RC) and Very Low Density Residential (VLDR) to Community Development (CD) and Medium Density Residential (MDR) raises significant concerns regarding the existing infrastructure and the overall impact on our community.

The area currently lacks adequate infrastructure to support such a dramatic increase in population density. The proposed conversion to higher density housing will place an overwhelming strain on our roads, emergency services, and public safety resources. With limited access to adequate roads and insufficient police and fire services, this change poses serious risks to the safety and quality of life for current and future residents.

The projected growth in housing units cannot be supported without significant investment in infrastructure, which does not seem feasible in the near term. This raises concerns about the potential for overcrowding, increased traffic congestion, and decreased property values in the surrounding areas.

Currently when you call for emergency and non emergency services they are very slow to respond if at all. The CHP recently told me they are understaffed and do not have the man power to patrol Cajalco. With all the new high density housing developments you are approving where do you expect all these people to go for help? This isn't just about the roads, but where do you expect this massive increase in traffic to go how do you expect them to drive safely on the horrific roads that are poorly maintained?

I was a first time homebuyer and I chose to move to Riverside County from Orange County because I wanted the rural community. I did not want the high density communities to raise my family in. I wanted a better , less constricted town m to raise my family in.

This is rapidly changing in a direction that I do not agree with and was not what I was expecting within my area of the county. I did not expect the rapid and inadequate police fire and emergency services. the roads are dangerous and over occupied as it is.

The zoning changes well continue to create a negative impact on our communities.

I urge the Planning Commission to reconsider this amendment and prioritize sustainable development that respects the character of our community and ensures that adequate infrastructure is in place before any changes to zoning are approved.

Thank you for considering my concerns.

Respectfully
Jennifer Marchese
Resident of Boulder Springs

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.2
(ID # 26773)
MEETING DATE:
Wednesday, January 15, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: north of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Cable Ln. and Ravenwood Dr. – 103± Gross Acres – Existing Zoning: A-1-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC:VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR) & Open Space: Conservation (OS:C). 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 GPA240041 is initiated by the Board of Supervisors. – APN: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002 – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT	
Case Number(s):	GPA240041
Environmental Type:	Exemption
Area Plan No.	Mead Valley
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	321-100-011, -012, -013, -014, 321-310-013, and 321-320-001 & -002
Continued From:	11/20/2024

John Hildebrand, Planning Director 12/30/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR) & Open Space: Conservation (OS:C), on seven parcels, totaling 103± gross acres.

The seven parcels are located north of Avenue D, east of Cole Ave., south of Markham Street, and generally west of Cable Ln. and Ravenwood Dr..

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240041 (GPA240041).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) & Open Space (OS)
Existing General Plan Land Use Designation:	Very Low Density Residential (RC:VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD:MDR), Low Density Residential (CD:LDR), Conservation (OS:C)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture, 1 acre minimum)

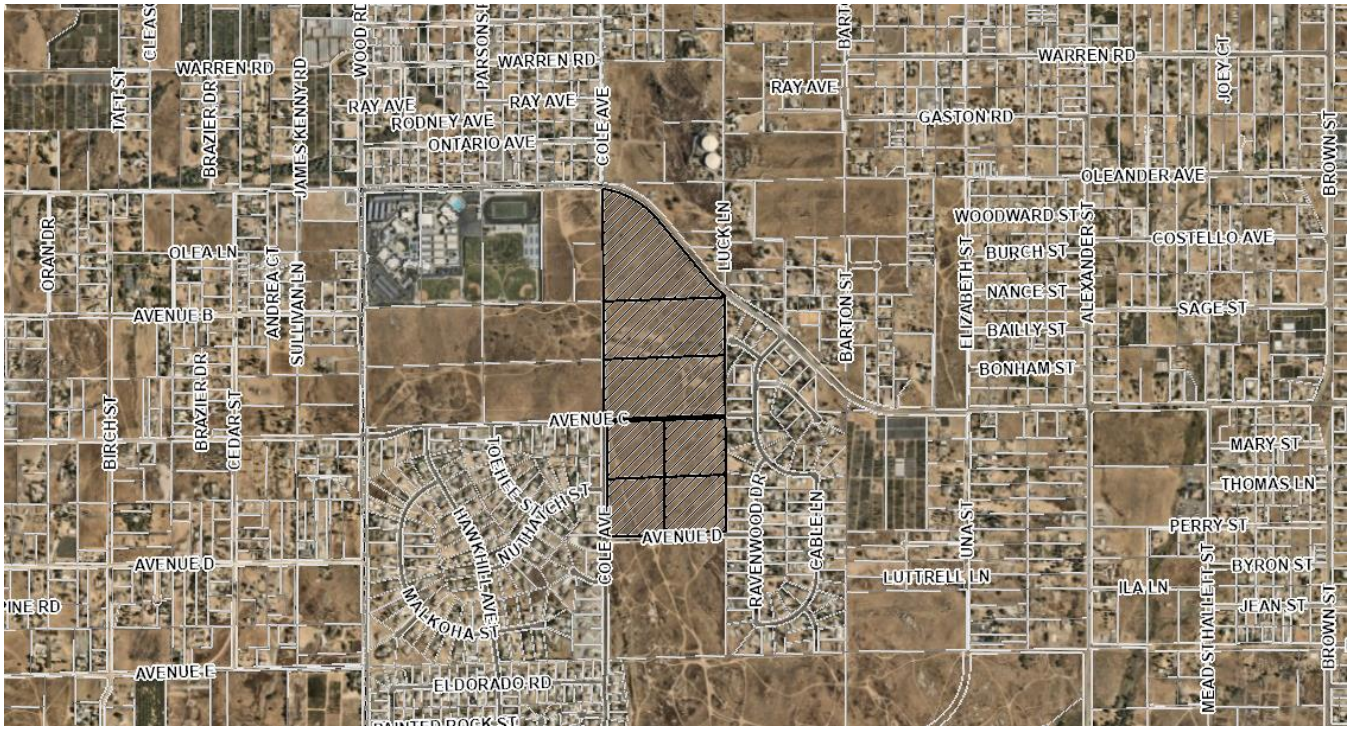
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-1 (Light Agriculture, 1 acre minimum) R-R-1/2 (Rural Residential, ½ acre minimum) R-A-1 (Residential Agriculture, 1 acre minimum)
East:	R-A-1 (Residential Agriculture, 1 acre minimum)
South:	A-1-1 (Light Agriculture, 1 acre minimum)
West:	R-A-1 (Residential Agriculture, 1 acre minimum) A-1-1 (Light Agriculture, 1 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant / Office / Single Family Residence
East:	Vacant / Single-Family Dwellings
South:	Vacant
West:	Vacant / Single-Family Dwellings

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – WOODCREST NO. 5 MAP NO. 675 WOODCREST NO. 5 MAP NO. 948
Liquefaction Area:	No
Subsidence Area:	No
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"):	Yes – March Air Reserve Base

Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240041) 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

GPA240041 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development: Low Density Residential (CD:LDR) & Open Space: Conservation (OS:C). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240041 is approved, the applicant intends to apply for an implementing project consisting of a residential subdivision containing a mixture of lower and higher density housing partially separated by an area of conservation generally mapped in the middle of the project site around a mapped blueline stream.

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 most intensive land use designation permitted within the OS Foundation is the Mineral Resources (OS-Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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.

The proposed Low Density Residential (CD-LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

Lastly, the proposed Conservation (OS-C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

project site for the General Plan Advisory Committee Public Hearing of October 21, 2024, and the Planning Commission public hearings of November 20, 2024 and January 15, 2025.

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 240041 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. 7 members of the public provided public testimony.

Of the public comments received, 6 were against initiation of a General Plan Amendment, and one was in support. Comments for/against the initiation of the GPA cited concerns about over development of this rural community, traffic, smog, crowding at schools, crime, that the project falls into agricultural preserve, Burrowing Owls and other protected habitat in area, eliminating horse properties increase complaints of farm animal smells and noise, lot sizes are too small.

Comments in support of the initiation cited concerns about not wanting to live next to a high school and concerns about off-roading in the area.

The Committee discussed the project. Issues that were discussed included concerns about lot size and density of the proposed project that they felt was not sustainable with surrounding environment.

After discussion, the committee closed the public hearing.

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

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

Planning Commission Proceedings
A duly noticed public hearing to discuss FC-GPA 240041 was held before the Planning Commission on November 20, 2024. After opening the public hearing, the Planning Commission continued the public hearing for GPA240041 to a date certain of December 18, 2024. The Planning Commission public hearing of December 18, 2024, was subsequently cancelled. In

accordance with the requirements of Ordinance 348, the project was re-noticed for the January 15, 2025 public hearing before the Planning Commission.

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – GPAC Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

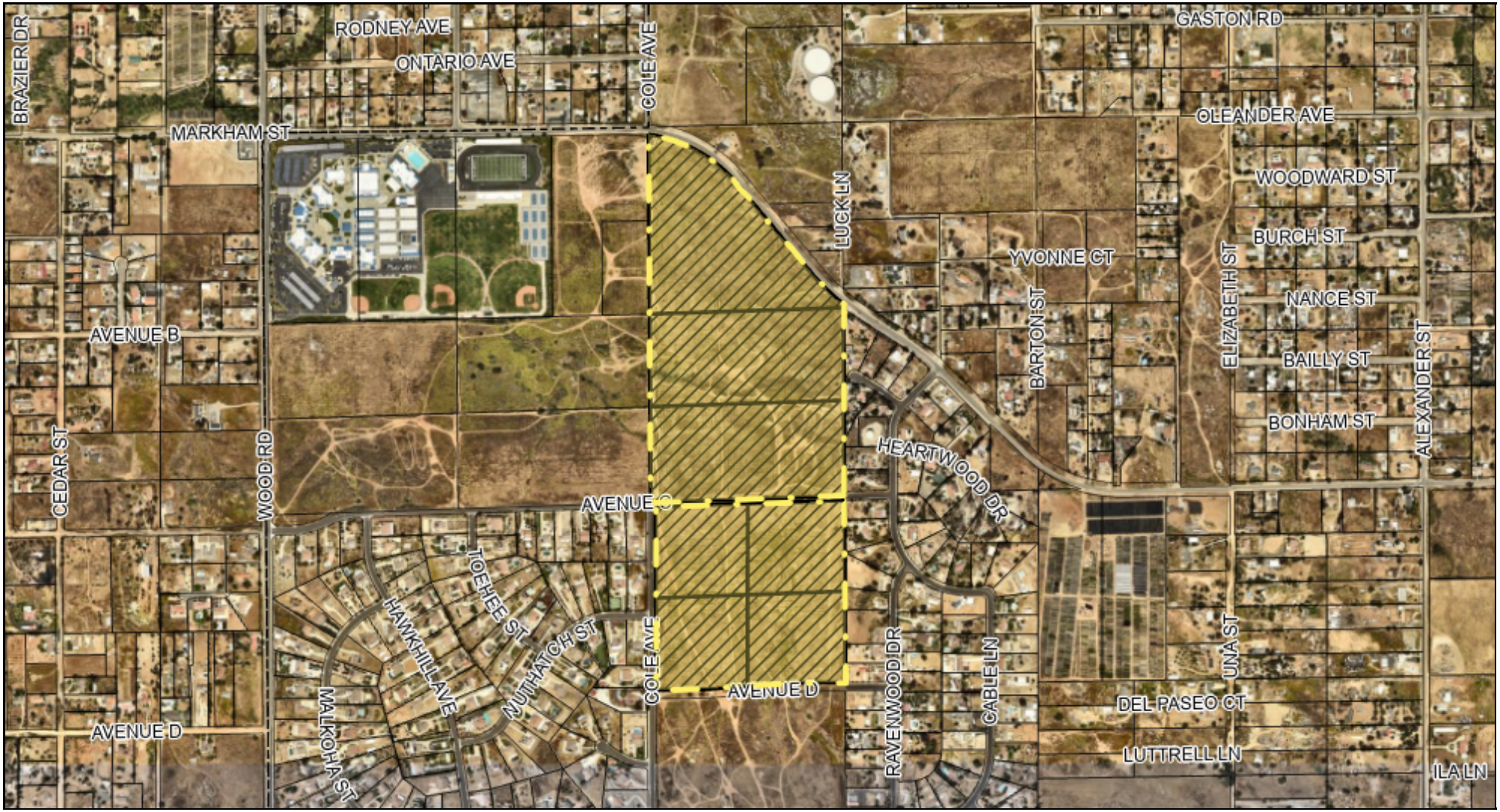
GPA240041

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024

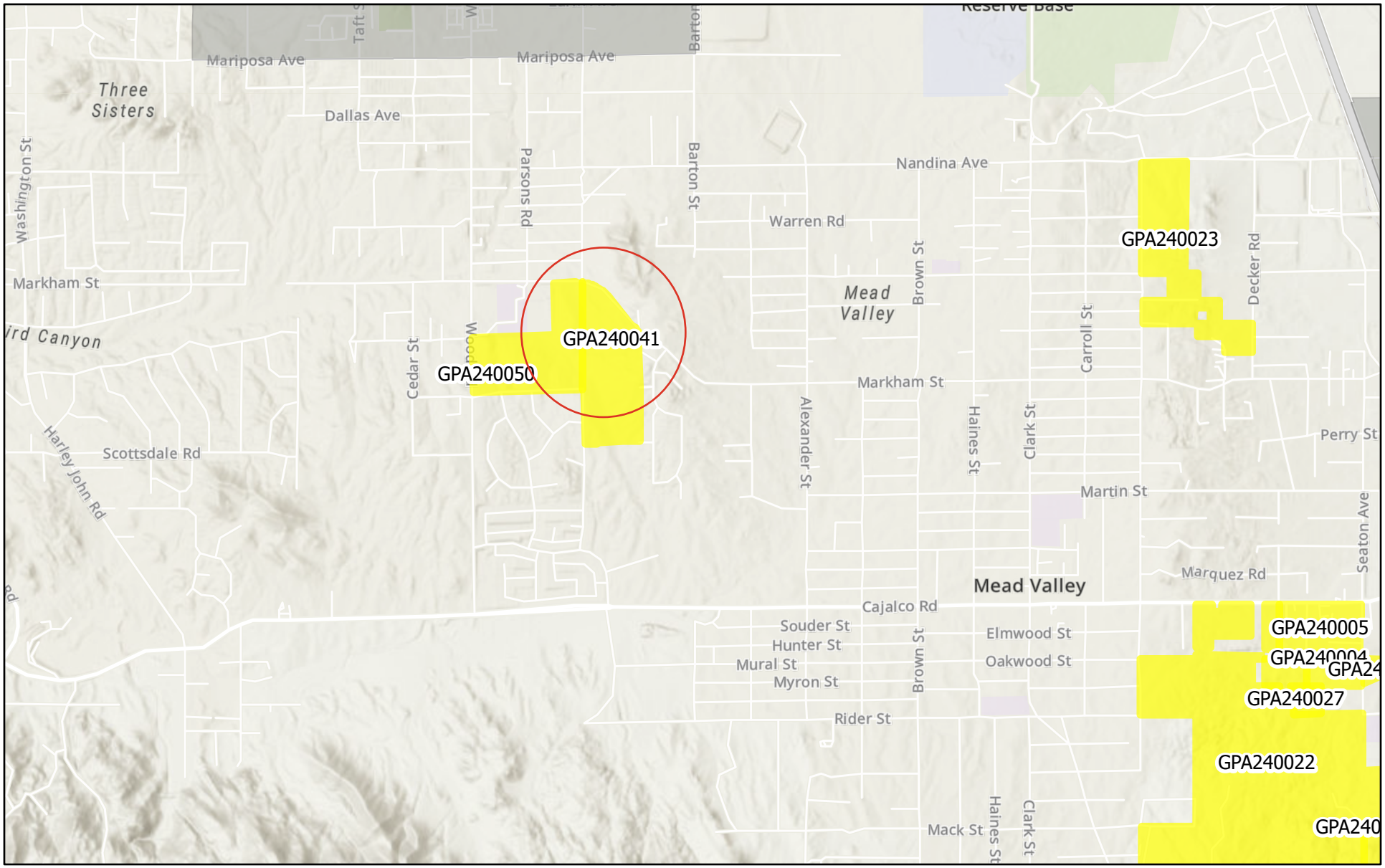


Zoning Area/District: MEAD VALLEY

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

0 1000 2000 ft

Foundation Component GPA Cycle Map



11/15/2024

FGPA Web Map

Cities - CITIES

World Hillshade

1:47,194

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

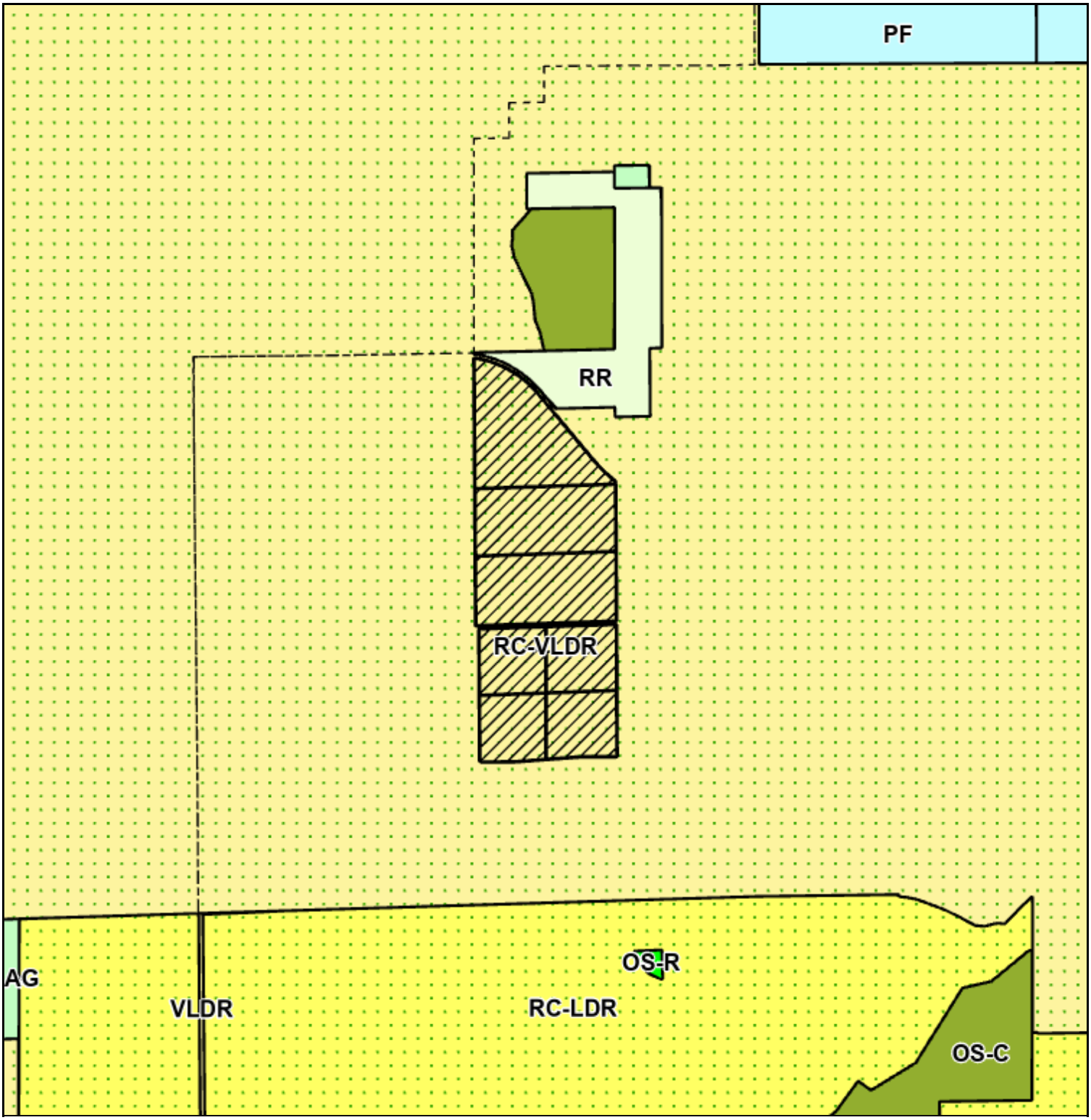
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-29-2024
Exhibit: 5



Zoning Area/District: MEAD VALLEY

Author:

0 1000 2000 ft

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

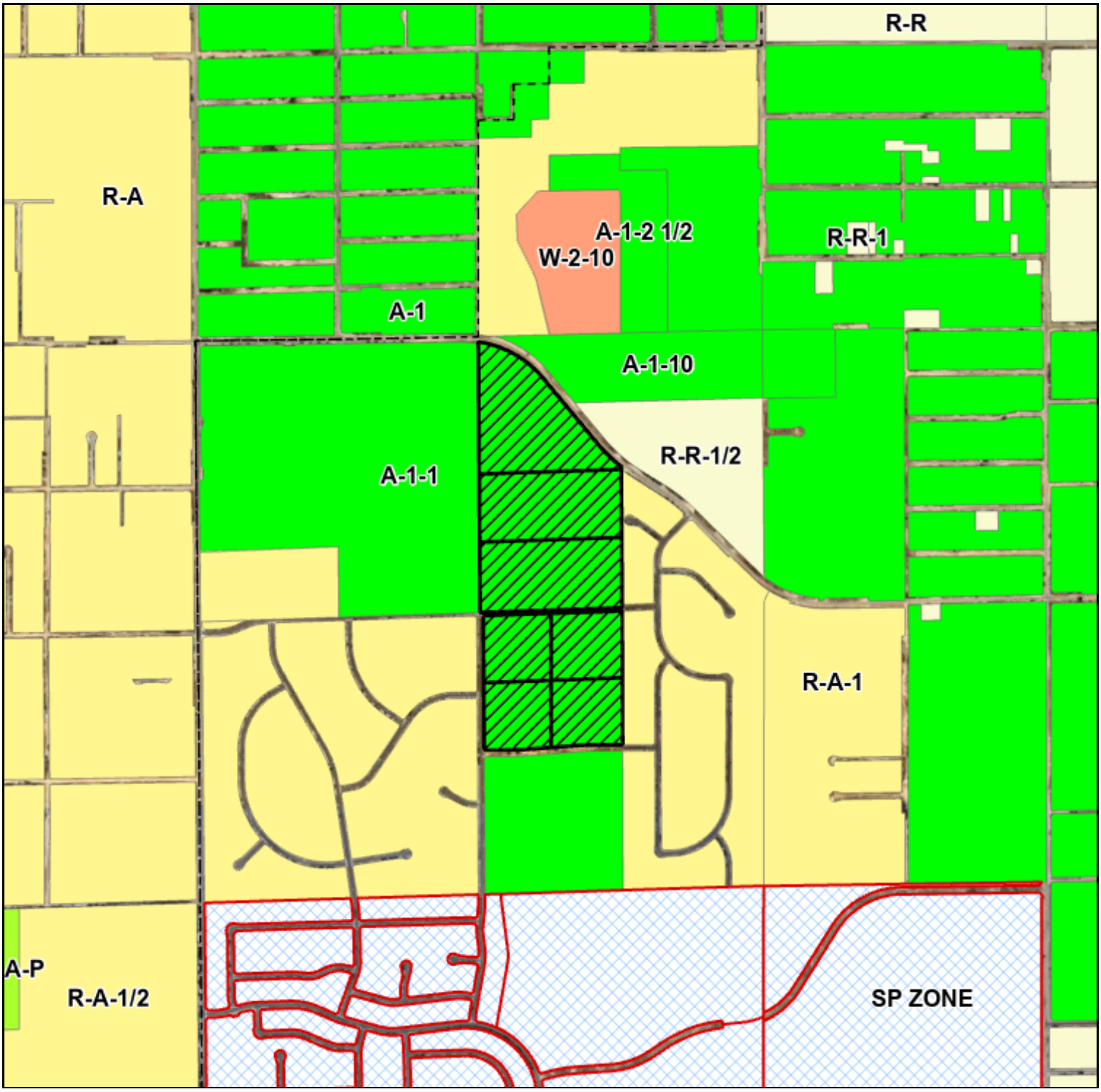
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

EXISTING ZONING

Supervisor: KEVIN JEFFRIES
District: 1

Date: 8-29-2024
Exhibit: 2



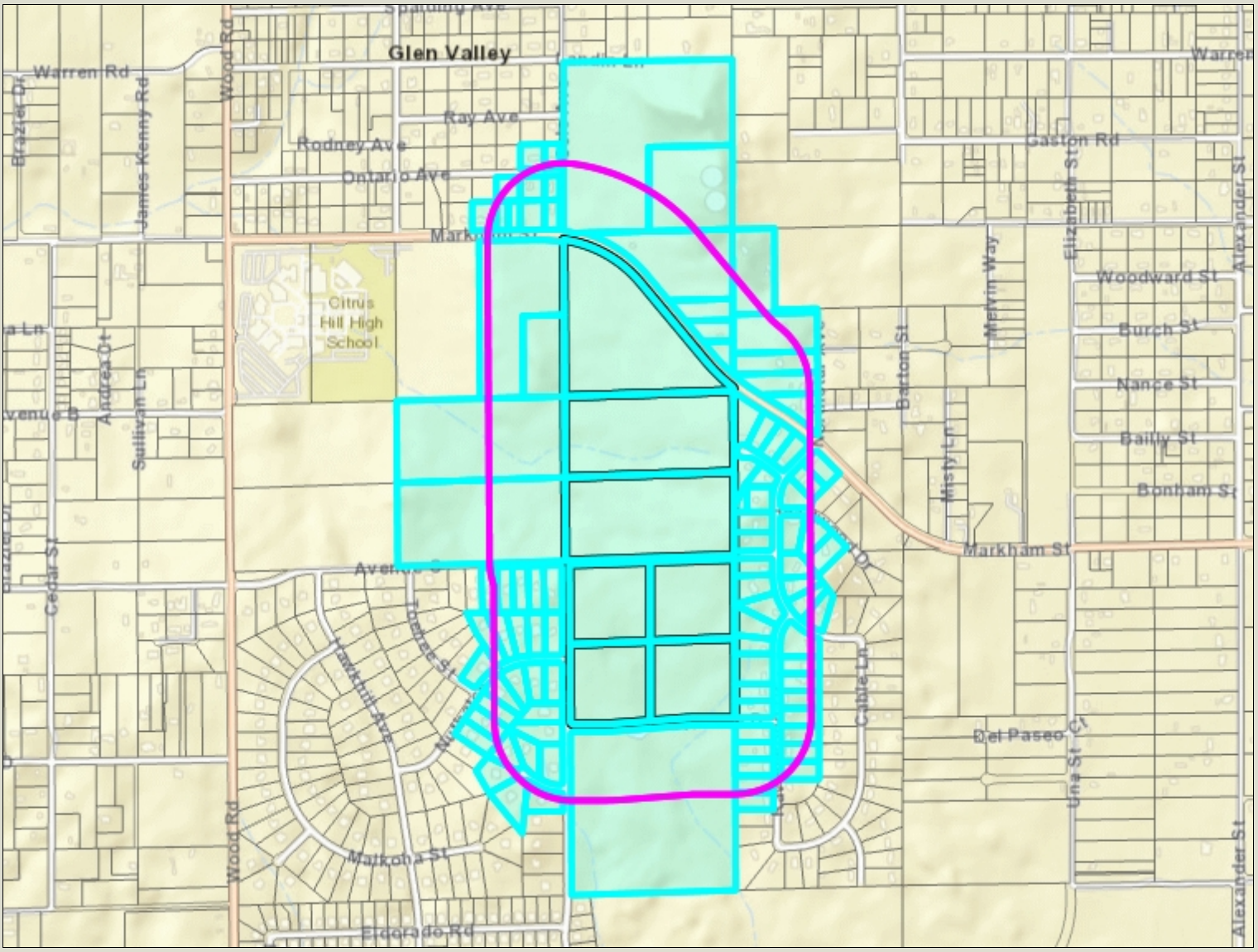
Zoning Area/District: MEAD VALLEY

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0 1000 2000 ft

Riverside County GIS Mailing Labels

GPA240041





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.

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266312007
KHAMPASONG CHANTHAVONG
19462 ONTARIO AVE
RIVERSIDE CA 92508

266312008
MARTIN MAGANA
19488 ONTARIO AVE
RIVERSIDE CA 92508

266313002
ANDREW M. BRUNS
19431 ONTARIO AVE
RIVERSIDE CA 92508

266313003
LILIANA VASQUEZ
2771 W MADISON CIR
ANAHEIM CA 92801

266313004
JORGE ANGEL FLORES CHAVEZ
17921 COLE ST
RIVERSIDE CA 92508

266313005
JOHNNY JAMES MALCOLM
19390 MARKHAM ST
RIVERSIDE CA 92508

266313008
RAMON C. ZINTZUN
19450 MARKHAM ST
RIVERSIDE CA 92508

266313009
ARMANDO NUNEZ
17895 COLE AVE
RIVERSIDE CA 92508

266313010
EVELYN L. TRAMMEL
19430 MARKHAM ST
RIVERSIDE CA 92508

266320025
JORGE LUIS MENDOZA
18352 JURUPA AVE
BLOOMINGTON CA 92316

266320026
WMWD
P O BOX 5286
RIVERSIDE CA 92517

321090007
LCY INV
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

321100011
HSIU I. SHEN
3051 E WASHINGTON BLE
LOS ANGELES CA 90023

321310001
SMR SEPARATE PROPERTY TRUST
DATED 05/17/22
PO BOX 52418
RIVERSIDE CA 92517

321310003
TWYLA ANN MINER
19740 MARKHAM ST
RIVERSIDE CA 92508

321310004
OMAR MARROQUIN-PEREZ
2886 PINTA CT
PERRIS CA 92571

321310006
BERTHA LEIPERT
18241 NORTHSTAR AVE
RIVERSIDE CA 92508

321310007
KIMBERLY A. MARSHALL
18251 NORTHSTAR AVE
RIVERSIDE CA 92508

321310014
MAURICIO ABREGO
833 W PALMER ST
COMPTON CA 90230

321320007
PORFIRIO R. CUEVAS
18289 NORTHSTAR AVE
RIVERSIDE CA 92508

321341004
RICHARD GUTIERREZ
18360 CABLE LN
PERRIS CA 92570

321341005
JOEL RUVALCABA
18380 CABLE LN
PERRIS CA 92570

321341006
LUCAS RAYMOND A & NANCY L FAMILY TRUST DTD 6/24/2020
18400 CABLE LN
PERRIS CA 92570

321342001
RAYMOND BESERMIN
18391 CABLE LN
PERRIS CA 92570

321342002
JEFFREY GLYNN DATIN
19791 BROOKSIDE WAY
PERRIS CA 92570

321342003
MOISES CORTEZ
19770 BROOKSIDE WAY
PERRIS CA 92570

321342004
BEATRICE V. SOTO
19790 BROOKSIDE WAY
PERRIS CA 92570

321342005
MARQUEZ JOHN PETER FAMILY TRUST DATED 4/10/2019
19810 BROOKSIDE WAY
PERRIS CA 92570

321342006
KARANJA O. BROOMFIELD
19830 BROOKSIDE WAY
PERRIS CA 92570

321342007
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

321351001
ROBERT RODRIGUEZ
18789 AVENUE C
PERRIS CA 92570

321351002
MAXWELL BLAZE THATCHER
18481 CABLE LN
PERRIS CA 92570

321351003
HECTOR ABOYTES
18461 CABLE LN
PERRIS CA 92570

321352001
GABRIEL GROHOWSKY
19861 HEARTWOOD DR
PERRIS CA 92570

321352002
GONZALO PEREZ
19900 HEARTWOOD DR
PERRIS CA 92570

321352003
MATILDA E. BEELER
19931 HEARTWOOD DR
PERRIS CA 92570

321352008
RICHARD R. MCMEANS
18520 CABLE LN
PERRIS CA 92570

321361001
JOSE J. QUINTERO
18550 CABLE LN
PERRIS CA 92570

321361002
THOMAS LE
18580 CABLE LN
PERRIS CA 92570

321361003
DENNIS GEORGE ODENBAUGH
18610 CABLE LN
PERRIS CA 92570

321362004
ANA MARIA ALDANA
18611 CABLE LN
PERRIS CA 92570

321362005
KIRK OTTESON
18690 RAVENWOOD DR
PERRIS CA 92570

321362006
CARTER TRUST DTD 6/7/19
18710 RAVENWOOD DR
PERRIS CA 92570

321363001
SAMANTHA ALONZO
18681 RAVENWOOD DR
PERRIS CA 92570

321363002
STANLEY TOMASZEWSKI
P O BOX 1212
PERRIS CA 92570

321363003
GEORGE YBARRA
18641 RAVENWOOD DR
PERRIS CA 92570

321363004
GEOFFEREY DELUNA
18621 RAVENWOOD DR
PERRIS CA 92570

321363005
ROGELIO VARGAS ALDACO
18541 CABLE LN
PERRIS CA 92570

321372001
WILLIAM A. GUNTERMAN
19795 AVE D
PERRIS CA 92570

321372002
RENTERIA B&M 2013 FAMILY TRUST
19790 AVENUE D
PERRIS CA 92570

321372003
ANTONIO P. ASTRAN
18745 RAVENWOOD DR
PERRIS CA 92570

321373001
ALAN BARSI
18750 RAVENWOOD DR
PERRIS CA 92570

321373002
HAYDEE CRUZ
18760 RAVENWOOD DR
PERRIS CA 92570

321373003
JOSE CARLOS MARTINEZ
18766 RAVENWOOD DR
PERRIS CA 92570

321382001
RANDY ONEILL
18775 RAVENWOOD DR
PERRIS CA 92570

321382002
VIOREL JAKOB
507 LOMA VISTA ST
EL SEGUNDO CA 90245

321382003
ROBERT ADAMS
18795 RAVENWOOD DR
PERRIS CA 92570

321382004
MARILYNE A. DWYER
18805 RAVENWOOD DR
PERRIS CA 92570

321383001
ALFONSO ZAVALA
18776 RAVENWOOD DR
PERRIS CA 92570

321383002
CHARLES A. BURNS
P O BOX 488
PERRIS CA 92572

321421001
JEREMEY T. LEWALLEN
18702 TOEHEE ST
PERRIS CA 92570

321421010
LITTLEWORTH SCOTT D & BEVERLY J
LITTLEWORTH TRUST DATED 03/21/14
19373 AVENUE C
PERRIS CA 92570

321421011
JAMES BORI
19397 AVENUE C
PERRIS CA 92570

321421012
VICENTE GUTIERREZ ARENAS
19421 AVENUE C
PERRIS CA 92570

321421013
PEDRO C. GUTIERREZ
19445 AVENUE C
PERRIS CA 92570

321421014
ROBERTO CONTRERAS
19469 AVENUE C
PERRIS CA 92570

321421015
RONALD TAGAYUN
19474 NUTHATCH ST
PERRIS CA 92570

321421016
LUIS NAVARRO
19450 NUTHATCH ST
PERRIS CA 92570

321421017
RASMEY PHOU
5325 113TH ST SE
EVERETT WA 98208

321421018
KIM WILLIAMS
19402 NUTHATCH ST
PERRIS CA 92570

321421019
MARK K. DIXON
19387 NUTHATCH ST
PERRIS CA 92570

321430017
DAVID JOHN DEGENNARO
19285 NUTHATCH ST
PERRIS CA 92570

321430018
CHRISTOPHER EUGENE BLACKMON
19309 NUTHATCH ST
PERRIS CA 92570

321430019
MIGUEL GUTIERREZ
19333 NUTHATCH ST
PERRIS CA 92570

321430020
JOSE R. RODRIGUEZ
19357 NUTHATCH ST
PERRIS CA 92570

321430021
GLASS DENISE H TRUST 8/18/21
19373 NUTHATCH ST
PERRIS CA 92570

321430022
ALBERTO ERNESTO GUTIERREZ
19429 NUTHATCH ST
PERRIS CA 92570

321430023
MICHAEL WILLIAM PARHAM
19461 NUTHATCH ST
PERRIS CA 92570

321430024
ELOISSA RAMIREZ LARIOS
18727 COLE AVE
PERRIS CA 92570

321430025
CESAR JAVIER MORA
18751 COLE AVE
PERRIS CA 92570

321430026
ROBBIE MCCANDLISH
19488 KILLDEER CT
PERRIS CA 92570

321430027
JOHN L. MINNELLA
1820 E 17TH ST
SANTA ANA CA 92705

321430028
JOSE L. SALAS
19440 KILLDEER CT
PERRIS CA 92570

321430029
RODOLFO ARMENDARIZ
19447 KILLDEER CT
PERRIS CA 92570

321430030
WAYNE ANTHONY ALLEN
13195 RIDGE ROUTE RD
RIVERSIDE CA 92503

321430031
DENNIS S. WOODS
18895 COLE AVE
PERRIS CA 92570

JOHN L. MINNELLA

17291 Irvin Boulevard, Suite 103
Tustin, California 92780-2929
714-543-9005
minnellalaw@sbcglobal.net

October 20, 2024

General Plan Advisory Committee
Riverside County Planning Department
Attention: **Tim Wheeler**
Post Office Box 1409
4080 Lemon Street
Riverside, CA 92501

RE: Hearing October 21, 2024
AGENDA ITEM 4.4 and 4.5 Initiation of Foundation General Plan Amendments GPA240041 and FGPA240050. For a total of 195 acres from rural to urban high density housing.

Dear Advisory Committee Members:

The following organizations, No2rezoning.org and The Residents Association of Greater Lake Mathews, inc. (a/k/a "RAGLM"), both of which I head, and the Rural Association of Mead Valley (a/k/a "RAMV"), representing over 100,000 residents residing in the rural area known as Greater Lake Mathews and Greater Mead Valley are **VERY STRONGLY** opposed to **GPA240041 and FGPA240050** that propose to change the **Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential.** These proposed changes of over **194 acres** zoned A-1-1 rural one acre to high density urban zoning MDR 2-5 dwelling units per acre. This change will threaten the rural existence of the entire area from the I-215 to the I-15 just south of the City of Riverside. This increases the number of homes from one per acre (194 homes) to 5 per acre (970 homes). **What is the correct acre? This determines the homes for this Project, impacts, traffic, etc.**

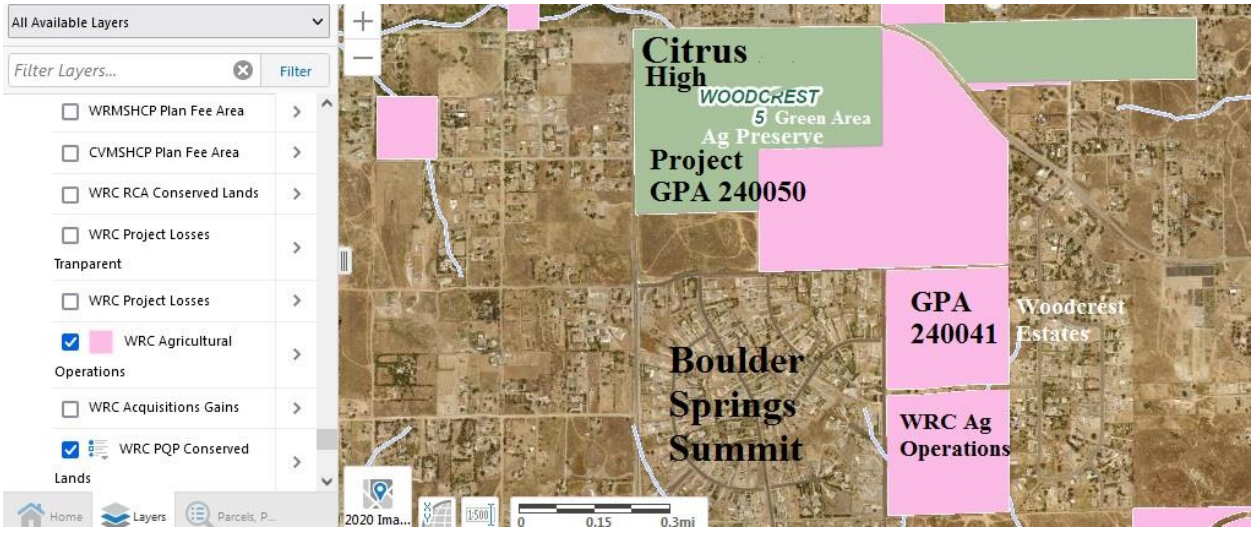
• **The current stated size of the land is not accurate. The land size for both parcels is 238.5 acres as stated in the previous 2016 attempt at a Foundation General Plan Amendment 1196 that failed. FGPA240041 and FGPA240050 claim 97acres for each GPA for a total of 194 acres. What is the correct acreage for each GPA? See below**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 18, 2016

I. AGENDA ITEM 3.10

GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy) – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential, on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 321-090-004, 321-090-007 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.



The Woodcrest No. 5 Preserve is still in the Project. Therefore this zone change and Project cannot go forward.

• The Staff Report did not include the required substantial findings necessary for this initiation to move forward.

• This staff Report did not include the fact that the Burrowing Owl is now a candidate for endangered status. The Burrowing Owl is now afforded the same protections as if it were endangered.

The burrowing owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. The Burrowing Owl was an issue when this same project came up in 2017 and it is even a larger issue now as the owl population continues to diminish.

Foundation GPA's GPA240041 and GPA240050 do not meet the requirements of a Regular or Extraordinary Foundation Component Amendment and therefore must be denied approval.

> **SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.**
> A. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the **Eight-Year General Plan Review Cycle** including any General Plan amendment to change:
> 1. The Riverside County Vision;
> 2. The General Planning Principles set forth in General Plan Appendix B;

GPA240041 and FGPA240050 are a Rural Foundation Component Change and **Violates the Principles of the General Plan Certainty System designed to stop leap frog development into rural areas and is clearly inconsistent with the Riverside County General Plan Vision, the Lake Mathews and Mead Valley Area Plans and the Lake Mathews and Mead Valley Community Plans, is located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, would require substantial infrastructure improvements including transportation, sewer and potential flooding, promotes the financial interests of non-resident land owners at the expense of local resident's investments in their property and lifestyle. No new changes have taken place in Mead Valley to justify foundation zone changes in this rural community that continues to be rural. This is a violation of the General Plan and the Mead Valley Area Plan.**

Previous attempts to change the Rural Community Foundation (Rural Residential) to Community Development Foundation (high density urban) for this property have failed. Riverside County staff correctly recommended that these Foundation changes would not be appropriate. GPA's 1016 and 1006 failed to justify these same rural foundation changes a few years back and the project was abandoned after Riverside County Planning staff recommended GPA 1016 & 1006 as not appropriate. Today these same conditions exist.

There is NO Justification for a Foundation Change from Rural to Urban land use for this project as no new conditions exist.

The Woodcrest Estates Community has several cul-de-sacs Street “C” and “D”along the western portion of their community which would open up to allow hundreds of vehicles a day to drive through Cable Lane and Ravenwood to Markham where thousands of vehicles use the stop sign at Cable lane and Markham every day. This Project must pay for a signal light at Cable Lane X Markham.

The proposed site is located within the community of Glen Valley where mixes of residential and agricultural uses enhance the rural nature of the area. The area is defined by a rustic lifestyle and a desire for larger lot sizes, such as 1 or 2 acres. The site is vacant, as well as those to the north, northwest, and south. Single family residences are located to the east and west. Increased residential densities allow for the development of smaller lots, accommodating a demand for residential land uses which may not enhance the existing quality of the neighborhood.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change to higher density uses.

A representative for the developer stated at the Woodcrest MAC meeting on Thursday, May 11, 2017 with about 80 residents present that the only real reason for GPA 1196 is for monetary gain. This does not justify the provisions in the Riverside County General Plan Certainty System that serves the needs of those who value a rural lifestyle.

The Certainty System Preserves Stability and Flexibility in the General Plan Over Time.

> The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see General Plan Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. **The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle,** farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in the County for the benefit of all (RCIP, Chapter 1).
>
> State law limits amendments to the General Plan to four times per year. Each one can include multiple areas of change. The Certainty System takes the state guidelines a step further by identifying specific amendment categories and a time frame within which each can be considered for amendment to the General Plan. **It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan** (RCIP, Chapter 1).

Required and Optional Findings: subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments — Regular, provides further details regarding the General Plan Initiation ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment" (Riverside County General Plan Chapter 11: Administration Element).

There is no justification that a new high school would create a need for rezoning from rural to urban land use. Citrus High School was built in 2005 over 19 years ago. The Community does not need or want high density housing. There is no justification for **GPA240041 and FGPA240050.**

This certainly does not justify a Foundation Component General Plan Amendment and does not meet the criteria for the General Plan Vision for the area which is rural equestrian minimum 1 acre. Rural equestrian lifestyles are not compatible with high density urban lifestyles. Placing residents with competing and differing lifestyles next to each other is not sound land use and creates extreme conflicts between neighbors. The community is already very diverse. The project will not affect working conditions.

The proposed project site is surrounded by Rural A-1-1 and RA-1 homes on one acre. Woodcrest Estates Community is one acre rural equestrian ranch homes. Hill Top Estates are also one acre rural equestrian homes. The area west of Wood and north of Markham are one acre or larger rural equestrian properties zone A-1-1 and RA-1.

Not only does the proposed project not meet the criteria outlined in the General Plan for a Foundation Component Change and is inappropriate for the area, there are major issues of concern regarding traffic, infrastructure, sewer, schools, water, habitat and cultural resources.

This proposed project will bring an additional 10,000 vehicle trips per day onto already overburdened and gridlocked streets surrounding two high schools on Wood Road. Avenues "C" and "D" will connect to Cable Lane which is the only exit out of Woodcrest Estates a quiet rural equestrian neighborhood with one acre lots. Thousands of parents use Markham to take their children to Citrus High School. Markham is bumper to bumper when parents are taking and picking up their children from school. Residents will no longer be able to get out of their driveways along Markham Road, Cable Lane, "C" Street and Wood Road most of the day. A long line of cars will be trying to access Markham Street at Cable Lane at the four way stop. No Traffic Signals are proposed at Cable Lane, Cole, Parsons Street, and “B" and "C" streets. Massive traffic congestion already exists and 10,000 additional vehicles trips per day will increase this congestion substantially for the entire area. Even if traffic signals are installed the amount of traffic flow will still create gridlock on roads surrounding this proposed project.

The only road improvements proposed are the addition of one lane along Wood Road from "C" to "D" streets and the addition of one additional lane along Markham to the end of the project boundaries. The other side of these roads will continue to be one lane, narrow, hilly, and dangerous roads. The Transportation Department currently has a road sign posted that states, "**Hill Blocks View - 35 mph**" a few hundred feet north of "C" Street on Wood Road. Wood Road sits on top of a hill with steep embankments on the west side of the road. Wood Road has a steep grade and vehicles are going 60-70 mph down that hill just before the signal light leading into Citrus Hill High School. A number of homes would need to be removed along Wood Road to widen this thoroughfare into four lanes. The expense of widening surrounding roads such as Markham, Wood and Cajalco are not possible at this time with the limited funding available in the County budget. The developer is not willing to make necessary infrastructure improvements such as signal lights at Cable Lane, Parsons Road, Cole, "C" and "B" streets. Markham and Wood Roads will need to be widened to 4 lanes from Alexander to Wood Road and Wood Road from Krameria to Cajalco Road. Adding 10,000 more vehicle trips per day will increase the dangers to our children going to school and residents commuting to work dramatically for the entire area. There are two high schools on Wood Road. Van Buren is already at capacity and gridlocked a good portion of the day. Cajalco Road is another road that is gridlocked most of the day.

Water is yet another issue of concern. There are a number of blue line streams throughout the project. A protected arroyo exists north of "C" Street. Water from this arroyo travels into Mockingbird Creek increasing flooding hazards for Mockingbird Canyon and Mockingbird Dam. It was not that many years ago that Mockingbird Creek overflowed its banks and took out Mockingbird Canyon Road costing Riverside County millions of dollars to repair. The other blue line streams flow into Cajalco Creek that empties into Lake Mathews which serves as drinking water for millions of residents.

Several intact **cultural sites** are present on the proposed project site. The Cajalco Creek area is a prime location for cultural sites of historic importance and at one time was a location for one of the largest Native American villages in the area. Much of the project site was orange groves, but there are vast amounts of the property that was left vacant.

Schools have not been evaluated for this project. Val Verde elementary and middle schools in Mead Valley are already at capacity. The Val Verde Unified School District is spending the remainder of their bond funds on a new high school being built in Perris. There is no funding available to build any new schools and it is unlikely that voters will approve another bond measure. Changing from rural one acre zoning to urban 5 homes per acre will require increasing class sizes or possibly adding portable classrooms. The difference between 238 rural homes being built compared to 1190 high-density homes would result in 5200 additional children attending Mead Valley Schools.

Wildlife and wildlife habitat Burrowing owls are dying at alarming numbers as their habitat is being destroyed in Western Riverside County. Relocation of these owls has not been very successful. Riverside County is a leader in the preservation of open space for habitat so that endangered and threatened animals and plants can survive.

The Burrowing Owl is now a candidate for endangered status. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law, said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity.

The current sewer system provided by Western Municipal Water District is already at capacity. Changing the Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential will require a new sewer line and infrastructure upgrades.

We most emphatically urge you to **vote NO** on the Initiation of FGPA240041 and Initiation of FGPA240050.

1) **GPA240041 and FGPA240050** do not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.

2)

2) This land is habitat for Burrowing Owls and other species of concern. The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. (See appendix B. LA Times Article)

3) GPA's **GPA240041 and FGPA240050** are clearly inconsistent with the County's vision and Mead Valley Area Plan of a Rural Equestrian Community. Thousands of horses are part of the community where they are bred, raised, trained, shown and ridden.

4) This is a violation of the Certainty Principle designed to stop leap frog development into rural areas,

5) The Proposed zone changes are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities,

6) The substantial infrastructure improvements including are not part of the plans: transportation, sewer system infrastructure, potential flooding, and

7) It promotes the financial interests of non-resident land owners at the expense of the local resident's investments in their property and lifestyle.

It is for aforesaid and many other reasons of significance that we very strongly oppose this project.

Respectfully submitted,

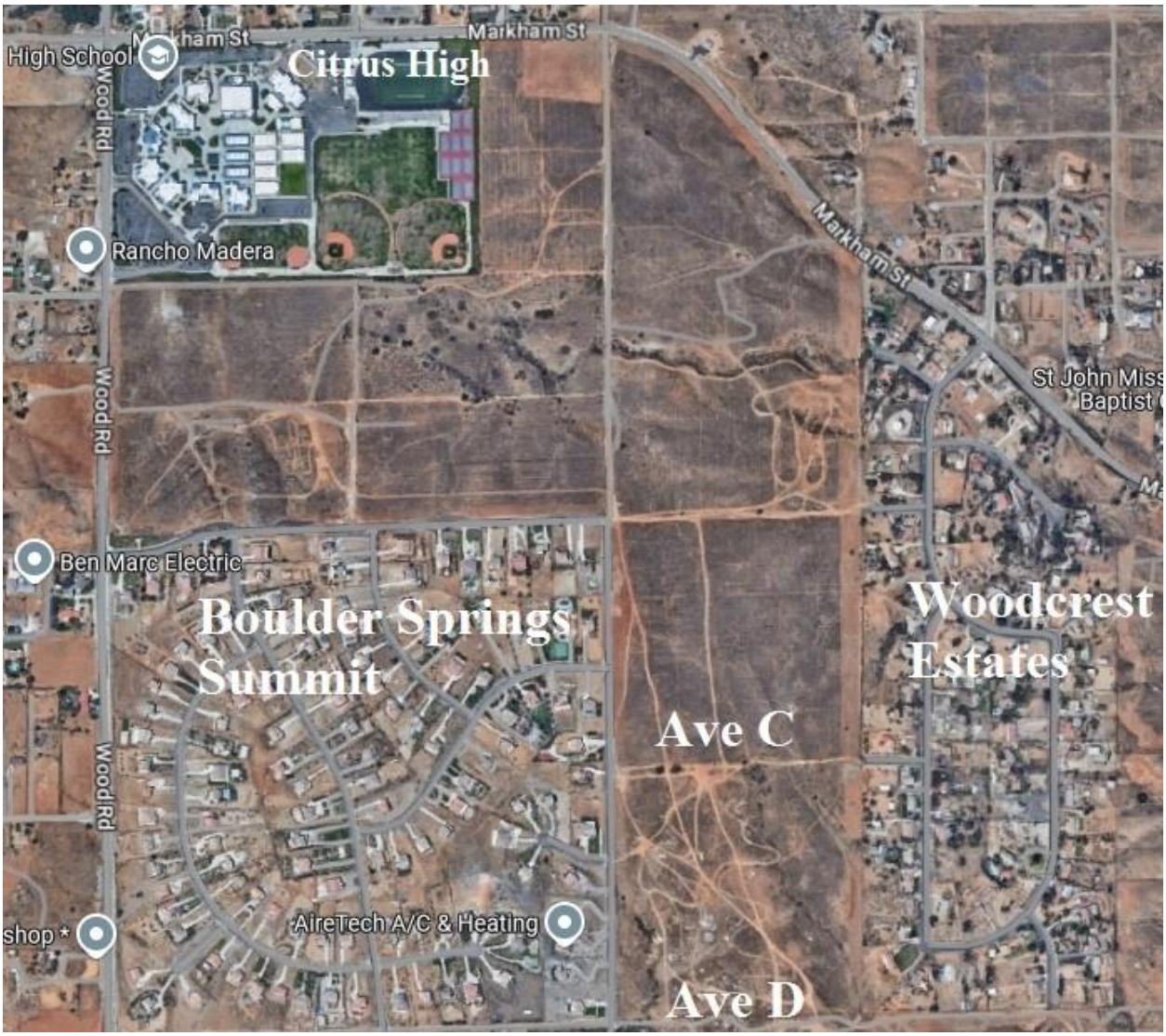
FOR THE
RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS, INC. (“RAGLM”)

John L. Minnella, BA, JD
Board President

FOR NO2REZONING.ORG

John L. Minnella, BA, JD
Chair

Appendix A



Appendix B

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024



Zoning Area/District: MEAD 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

0 1000 2000 ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240041

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

District: 1

Date: 8-29-2024



Zoning Area/District: MEAD VALLEY

Appendix C

Burrowing owl now candidate for endangered status
California wildlife policymakers vote to consider the bird as populations decline.

AS OF LAST YEAR, there were at most 6,500 pairs of burrowing owls remaining in California. (Carolyn Cole Los Angeles Times)

By Lila Seidman

California wildlife policymakers have opted to protect the diminutive Western burrowing owl as they consider listing the rapidly declining species as endangered or threatened.

The state Fish and Game Commission unanimously voted last week to make the unique avian a candidate for permanent safeguards under state law while acknowledging the perspectives of stakeholders from industries that could be affected by the decision.

Conservationists point to development, agriculture and clean energy projects as contributing to the owls' decline by snatching habitat. Some industry representatives pushed back on the claims and underscored the importance of their role in the state.

"I think economics versus conservation is a false choice," commission President Samantha Murray said during the Thursday meeting. "In California, we have the fifth-biggest economy in the world. We can have solar and housing and food and burrowing owls."

The commission rejected a similar bid for protections roughly 20 years ago, and since then the situation has become more dire for the bird — the only owl species to nest and roost in underground burrows. Proponents of exploring the listing of the owls under the California Endangered Species Act said existing regulations and management strategies haven't worked.

In 2003, when a petition to consider listing the species was denied, there were no more than 10,500 breeding pairs, according to the California Department of Fish and Wildlife. As of last year, there were at most 6,500 pairs.

It's believed the owl with bright yellow eyes has been extirpated from 16% of its range in parts of the coast and Central Valley. It has been nearly wiped out in 13% of its range, also in those regions. In the Bay Area, the owl is barely hanging on.

"At long last there's a glimmer of hope for California's rapidly disappearing burrowing owls, who desperately need protection," said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity, in a statement.

In March, the center, along with the Defenders of Wildlife, the Burrowing Owl Preservation Society, the Santa Clara Valley Audubon Society, the Urban Bird Foundation, the Central Valley Bird Club and the San Bernardino Valley Audubon Society, filed a petition with the commission seeking endangered or threatened status for burrowing owl populations. Miller penned the 2003 and 2024 petitions. Miller describes the owls as "eggs on legs" because the animal's round head and body sit atop long, skinny legs. They stand just 7 to 10 inches tall and, as their name suggests, nest underground. "They can seem kind of goofy,"

Miller told The Times earlier this year.

The owls inhabit grasslands, shrublands and deserts, as well as "human-altered landscapes," including agricultural lands, golf courses and cattle pastures, the California Department of Fish and Wildlife's Anne Hilborn told the commission. "The things that they really need are burrows and short vegetation," with the burrows primarily appropriated from ground squirrels, she said.

Sprawl development and control efforts targeting ground squirrels have pushed the owls out of the areas they dwell in, while renewable-energy projects and some types of agriculture also have infringed on their digs, according to conservationists.

The burrowing owl is a California species of special concern, a U.S. Fish and Wildlife Service bird of conservation concern, and has protections under the Migratory Bird Treaty Act. It is not listed under the federal Endangered Species Act.

"Burrowing owls cannot wait any longer," Miller told the commission. "And I'll just say, personally, I love this species. And I'd like to see them around for future generations throughout the state."

Home building, agriculture and solar and wind energy industry representatives rejected some assertions made by the petitioners while underscoring their contributions to top state goals, such as moving away from fossil fuels and increasing housing.

Shannon Eddy, executive director of the Large-Scale Solar Assn., who supported exploring listing the owls, said the petitioners made unsubstantiated claims about the effect of solar projects on the species. Eddy said solar projects had protected the owls' grasslands and that they'd been known to return to solar energy development sites once construction was completed.

"We are a country divided, and we need to stand against false rhetoric," she said during public comment, "and we need to dispel the kind of specious assertions like these that turn regulators and the public against one of our best tools to address the climate crisis."

Clark Morrison, a natural resources attorney representing the California Building Industry Assn., said the industry "does find itself facing great challenges because of the pace of listings and other regulatory changes in the state."

"These do have an impact on the provision of housing," he told the commission. "They slow projects down. In many cases, the projects are abandoned because the regulatory challenges can't be met."

Miller, however, argued that the development threatening the owls is urban sprawl, often characterized by low-density housing — not areas where affordable housing is built.

Wildlife officials said they do not see elevating the owl to candidate status as undercutting other priorities.

"I appreciate how important all of those dimensions of what's happening in the state are and also how urgent the situation is for the owl," commission Vice President Erika Zavaleta said.

The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward.

“After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they’re most needed — at least for the time being,” said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law.

ORDINANCE NO. 509
(AS AMENDED THROUGH 509.2)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 509 RELATING TO AGRICULTURAL PRESERVES

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.

Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.

UNIFORM RULES FOR AGRICULTURAL PRESERVES

A. The following uses are hereby determined to be agricultural and compatible uses within an agricultural preserve, and all other uses of land are prohibited therein:

1. Agricultural use, described an any use of land for the purpose of producing an agricultural commodity, consisting of any and all plant and animal products, for commercial purposes, providing such use is permitted by the applicable zoning and not prohibited by other law or ordinance.

2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.

3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.

4. Public Highways.

5. Fire protection works and facilities.

6. Flood control works, including channel rectification and alteration.

7. Public works required for fish and wildlife enhancement and preservation.

8. Improvements for the primary benefit of the lands within the preserve.

9. State improvements described in Section 51293 (d) and (e) of the Government Code.

10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres. Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:

a) The dwellings are not rented or held out for lease.

b) The dwellings are located not less than 50 feet from any property line.

c) The dwellings are screened from view from the front property line by

shrubs or trees.

d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.

e) The number of dwellings from employees shall not exceed four per established farming operation.

11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.

12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.

13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.

14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.

15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.

16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use within that agricultural preserve.

17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

Adopted: 509 11/28/1966 (Eff: 12/28/1966)
Amended: 509.1 Item 3.15b of 02/10/1987 (Eff: 03/21/1988)
509.2 Item 3.3 of 05/17/1988 (Eff: 06/16/1988)

Riverside County Parcel Report

Summary Report
321090026

DISCLAIMER

Maps, permit information 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.

ASSESSOR DATA

APN	**321-090-026-9**	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	321090003	Mailing Address	19057 COLIMA RD, ROWLAND HEIGHTS CA 91748
Address	,		
Lot Size	19.55		

Legal Description
Recorded Book/Page: /
Subdivision:
Lot/Parcel:
Block:
Tract Number:

Property Characteristics

Year Constructed:	Property Area (sq ft):	Pool: NO
Stories:	Construction Type:	Central Cool: NO
Baths:	Roof Type:	Central Heat: NO
Bedrooms:	Garage Type:	

PARCEL DATA

City Boundary	NOT IN A CITY
Supervisorial District	KEVIN JEFFRIES, DISTRICT 1
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Land Use Designations	RC-VLDR
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information A-1-1,CZ Number 5086

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status

N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
BZ343164	P/C DWLG & ATT GAR	FINAL

Code Cases

Case	Case Description	Status
CV2200104		Closed Unfounded
CVAR220897		Closed Unfounded

Fire Cases

Case	Case Description	Status
FHAZ0201462		Closed - Verified Non-Billable
FHAZ0508647		Closed - Verified Non-Billable
FHAZ0610119		Closed - Verified Non-Billable
FHAZ0706054		Closed - Verified Non-Billable
FHAZ0803653		Closed - Verified Non-Billable
FHAZ1003432		Closed - Verified Non-Billable
FHAZ1108946		Closed - Verified Non-Billable
FHAZ1203684		Closed - Verified Non-Billable
FHAZ1308702		Closed - Verified Non-Billable
FHAZ1401547		Closed - Verified Non-Billable
FHAZ1506447		Closed - Verified Non-Billable
FHAZ1603445		Closed - Verified Non-Billable
FHAZ1704965		Closed - Verified Non-Billable
FHAZ1803868		Closed - Verified Non-Billable
FHAZ1905255		Closed - Verified Non-Billable

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

Survey Cases

Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A

October 20, 2024
Rural Association of Mead Valley (RAMV)
Debbie Walsh, President
PO Box 2244
Perris, CA 92572

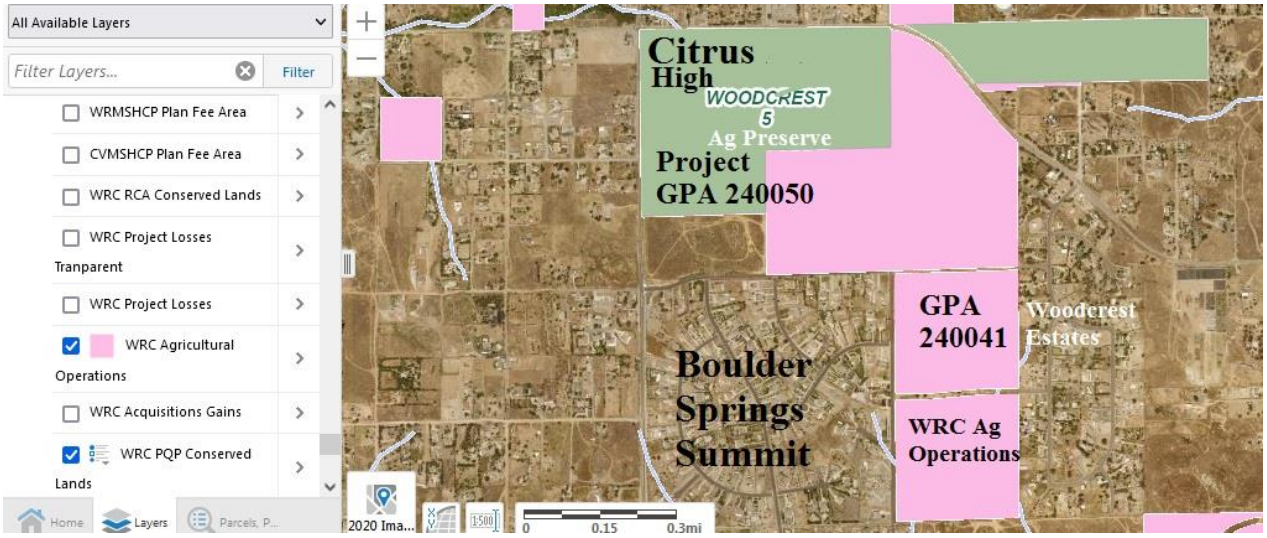
Riverside County
General Plan Advisory Committee
Attention: **Tim Wheeler**
Post Office Box 1409
4080 Lemon Street
Riverside, CA 92501

RE: AGENDA ITEM 4.4 and 4.5 Initiation of Foundation General Plan Amendments GPA240041 and FGPA240050. For Proposed changes on 195 acres from rural to urban high density housing.

Dear Advisory Committee Members:

The Rural Association of Mead Valley representing over 30,000 residents residing in the rural Greater Mead Valley are **VERY STRONGLY** opposed to **FGPA240041 and FGPA240050** regarding the proposal to change the **Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation for** over 194 acres zoned A-1-1 and RA-1 rural one acre to high density urban zoning MDR 2-5 dwelling units per acre. This change will threaten the rural existence of the entire area from the I-215 to the I-15 just south of the City of Riverside. This increases the number of homes from one per acre (194 homes) to 5 per acre (970 homes). A portion of this land is located in the Woodcrest Agriculture Preserve No. 5. **Therefore these changes are not permitted and the initiation cannot be made.**

Created using Riverside County Map My County GIS



• The Staff Report did not include the required substantial findings necessary for this initiation to move forward.

• This staff Report did not include the fact that the Burrowing Owl is now a candidate for endangered status. The Burrowing Owl is now afforded the same protections as if it were endangered. Therefore the land is habitat for the Burrowing owl and must be preserved. Both these Projects must be denied and cannot move forward.

The burrowing owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. The Burrowing Owl was an issue when this same project came up in 2017 and it is even a larger issue now as the owl population continues to diminish. See Attached LA Times Article.

Foundation GPA's GPA240041 and GPA240050 do not meet the requirements of a Regular or Extraordinary Foundation Component Amendment and therefore must be denied to move forward.

> **SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.**
> A. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the **Eight-Year General Plan Review Cycle** including any General Plan amendment to change:
> 1. The Riverside County Vision;
> 2. The General Planning Principles set forth in General Plan Appendix B;

GPA240041 and FGPA240050 are a Rural Foundation Component Change and **Violates the Principles of the General Plan Certainty System designed to stop leap frog development into rural areas and is clearly inconsistent with the Riverside County General Plan Vision, the Lake Mathews and Mead Valley Area Plans and the Lake Mathews and Mead Valley Community Plans**. These plans are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, would require substantial infrastructure improvements including transportation, sewer and potential flooding, promotes the financial interests of non-resident land owners at the expense of local resident's investments in their property and lifestyle. No new changes have taken place in Mead Valley to justify foundation zone changes in this rural community that continues to be rural. This is a violation of the General Plan and the Mead Valley Area Plan.

Previous attempts to change the Rural Community Foundation (Rural Residential) to Community Development Foundation (high density urban) for this property have failed. Riverside County staff correctly recommended that these Foundation changes would not be appropriate. GPA's 1016 and 1006 failed to justify these same rural foundation changes a few years back and the project was abandoned after Riverside County Planning staff recommended GPA 1016 & 1006 as not appropriate. Today these same conditions exist.

There is NO Justification for a Foundation Change from Rural to Urban land use for this project as no new conditions exist.

The Woodcrest Estates Community has several cul-de-sacs Street "C" and "D" along the western portion of their community which would open up to allow hundreds of vehicles a day to drive through Cable Lane and Ravenwood to Markham where thousands of vehicles use the stop sign at Cable lane and Markham every day. This Project must pay for a signal light at Cable Lane X Markham.

The proposed site is located within the community of Glen Valley where mixes of residential and agricultural uses enhance the rural nature of the area. The area is defined by a rustic lifestyle and a desire for larger lot sizes, such as 1 or 2 acres. The site is vacant, as well as those to the north, northwest, and south. Single family residences are located to the east and west. Increased residential densities allow for the development of smaller lots, accommodating a demand for residential land uses which may not enhance the existing quality of the neighborhood.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change to higher density uses.

A representative for the developer stated at the Woodcrest MAC meeting on Thursday, May 11, 2017 with about 80 residents present that the only real reason for GPA 1196 is for monetary gain. This does not justify the provisions in the Riverside County General Plan Certainty System that serves the needs of those who value a rural lifestyle.

The Certainty System Preserves Stability and Flexibility in the General Plan Over Time.

> The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see General Plan Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. **The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle,** farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in the County for the benefit of all (RCIP, Chapter 1).
>
> **It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan** (RCIP, Chapter 1).
>
> **Required and Optional Findings: subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment** Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component

Amendments — Regular, provides further details regarding the General Plan Initiation ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment" (Riverside County General Plan Chapter 11: Administration Element).

There is no justification that a new high school would create a need for rezoning from rural to urban land use. Citrus High School was built in 2005 over 19 years ago. The Community does not need or want high density housing. There is no justification for **GPA240041 and FGPA240050.**

This certainly does not justify a Foundation Component General Plan Amendment and does not meet the criteria for the General Plan Vision for the area which is rural equestrian minimum 1 acre. Rural equestrian lifestyles are not compatible with high density urban lifestyles. Placing residents with competing and differing lifestyles next to each other is not sound land use and creates extreme conflicts between neighbors. The community is already very diverse. The project will not affect working conditions.

The proposed project site is surrounded by Rural A-1-1 and RA-1 homes on one acre. Woodcrest Estates Community is one acre rural equestrian ranch homes. Hill Top Estates are also one acre rural equestrian homes. The area west of Wood and north of Markham are one acre or larger rural equestrian properties zone A-1-1 and RA-1.

Not only does the proposed project not meet the criteria outlined in the General Plan for a Foundation Component Change and is inappropriate for the area, there are major issues of concern regarding traffic, infrastructure, sewer, schools, water, habitat and cultural resources.

This proposed project will bring an additional 10,000 vehicle trips per day onto already overburdened and gridlocked streets surrounding two high schools on Wood Road. Avenues "C" and "D" will connect to Cable Lane which is the only exit out of Woodcrest Estates a quiet rural equestrian neighborhood with one acre lots. Thousands of parents use Markham to take their children to Citrus High School. Markham is bumper to bumper when parents are taking and picking up their children from school. Residents will no longer be able to get out of their driveways along Markham Road, Cable Lane, "C" Street and Wood Road most of the day. A long line of cars will be trying to access Markham Street at Cable Lane at the four way stop. No Traffic Signals are proposed at Cable Lane, Cole, Parsons Street, and “B" and "C" streets. Massive traffic congestion already exists and 10,000 additional vehicles trips per day will increase this congestion substantially for the entire area. Even if traffic signals are installed the amount of traffic flow will still create gridlock on roads surrounding this proposed project.

The only road improvements proposed are the addition of one lane along Wood Road from "C" to "D" streets and the addition of one additional lane along Markham to the end of the project boundaries. The other side of these roads will continue to be one lane, narrow, hilly, and dangerous roads. The Transportation Department currently has a road sign posted that states, "**Hill Blocks View - 35 mph**" a few hundred feet north of "C" Street on Wood Road. Wood Road sits

on top of a hill with steep embankments on the west side of the road. Wood Road has a steep grade and vehicles are going 60-70 mph down that hill just before the signal light leading into Citrus Hill High School. A number of homes would need to be removed along Wood Road to widen this thoroughfare into four lanes. The expense of widening surrounding roads such as Markham, Wood and Cajalco are not possible at this time with the limited funding available in the County budget. The developer is not willing to make necessary infrastructure improvements such as signal lights at Cable Lane, Parsons Road, Cole, "C" and "B" streets. Markham and Wood Roads will need to be widened to 4 lanes from Alexander to Wood Road and Wood Road from Krameria to Cajalco Road. Adding 10,000 more vehicle trips per day will increase the dangers to our children going to school and residents commuting to work dramatically for the entire area. There are two high schools on Wood Road. Van Buren is already at capacity and gridlocked a good portion of the day. Cajalco Road is another road that is gridlocked most of the day.

Water is yet another issue of concern. There are a number of blue line streams throughout the project. A protected arroyo exists north of "C" Street. Water from this arroyo travels into Mockingbird Creek increasing flooding hazards for Mockingbird Canyon and Mockingbird Dam. It was not that many years ago that Mockingbird Creek overflowed its banks and took out Mockingbird Canyon Road costing Riverside County millions of dollars to repair. The other blue line streams flow into Cajalco Creek that empties into Lake Mathews which serves as drinking water for millions of residents.

Several intact **cultural sites** are present on the proposed project site. The Cajalco Creek area is a prime location for cultural sites of historic importance and at one time was a location for one of the largest Native American villages in the area. Much of the project site was orange groves, but there are vast amounts of the property that was left vacant.

Schools have not been evaluated for this project. Val Verde elementary and middle schools in Mead Valley are already at capacity. The Val Verde Unified School District is spending the remainder of their bond funds on a new high school being built in Perris. There is no funding available to build any new schools and it is unlikely that voters will approve another bond measure. Changing from rural one acre zoning to urban 5 homes per acre will require increasing class sizes or possibly adding portable classrooms. The difference between 238 rural homes being built compared to 1190 high-density homes would result in 5200 additional children attending Mead Valley Schools.

Wildlife and wildlife habitat Burrowing owls are dying at alarming numbers as their habitat is being destroyed in Western Riverside County. Relocation of these owls has not been very successful. Riverside County is a leader in the preservation of open space for habitat so that endangered and threatened animals and plants can survive.

The Burrowing Owl is now a candidate for endangered status. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law, said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity.

The current sewer system provided by Western Municipal Water District is already at capacity. Changing the Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential will require a new sewer line and infrastructure upgrades.

FGPA240041 the northwest quarter is located within the Woodcrest No. 5 Agriculture Preserve. The contract's purpose is to preserve agricultural land and open space, and to discourage the conversion of agricultural land to urban areas. Land within an agricultural preserve in Riverside County, California is subject to a Land Conservation Contract, which is a voluntary agreement between the landowner and the County of Riverside:

• **Purpose** the contract's purpose is to preserve agricultural land and open space, and to discourage the conversion of agricultural land to urban areas.

• **Benefits** In exchange for agreeing to keep the land in agricultural use, the landowner receives property tax relief. The land is assessed based on its income-producing value, rather than its market value.

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

ORDINANCE NO. 509

509 RELATING TO AGRICULTURAL PRESERVES

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.
Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.
UNIFORM RULES FOR AGRICULTURAL PRESERVES
A. The following uses are hereby determined to be agricultural and compatible uses within an agricultural preserve, and all other uses of land are prohibited therein:

1. Agricultural use, described an any use of land for the purpose of producing an agricultural commodity, consisting of any and all plant and animal products, for commercial purposes, providing such use is permitted by the applicable zoning and not prohibited by other law or ordinance.
2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.
3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.
4. Public Highways.
5. Fire protection works and facilities.
6. Flood control works, including channel rectification and alteration.
7. Public works required for fish and wildlife enhancement and preservation.
8. Improvements for the primary benefit of the lands within the preserve.
9. State improvements described in Section 51293 (d) and (e) of the Government Code.
10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres.
Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:
a) The dwellings are not rented or held out for lease.
b) The dwellings are located not less than 50 feet from any property line.
c) The dwellings are screened from view from the front property line by shrubs or trees.
d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.
e) The number of dwellings from employees shall not exceed four per established farming operation.
11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.
12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.
13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.
14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.
15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.
16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves.
Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use within that agricultural preserve.

17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

We most emphatically urge you to **vote NO** on the Initiation of FGPA240041 and Initiation of FGPA240050.

1) **GPA240041 and FGPA240050** do not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.

2) **GPA 240050 is located within the Woodcrest Preserve N0.5 and therefore the zone changes cannot take place.**

3)

2) This land is habitat for Burrowing Owls and other species of concern. The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. (See appendix B. LA Times Article)

3) GPA's **GPA240041 and FGPA240050** are clearly inconsistent with the County's vision and Mead Valley Area Plan of a Rural Equestrian Community. Thousands of horses are part of the community where they are bred, raised, trained, shown and ridden.

4) This is a violation of the Certainty Principle designed to stop leap frog development into rural areas,

5) The Proposed zone changes are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities,

6) The substantial infrastructure improvements including are not part of the plans: transportation, sewer system infrastructure, potential flooding, and

7) It promotes the financial interests of non-resident land owners at the expense of the local resident's investments in their property and lifestyle.

It is for aforesaid and many other reasons of significance that we very strongly oppose this project.

Respectfully submitted,

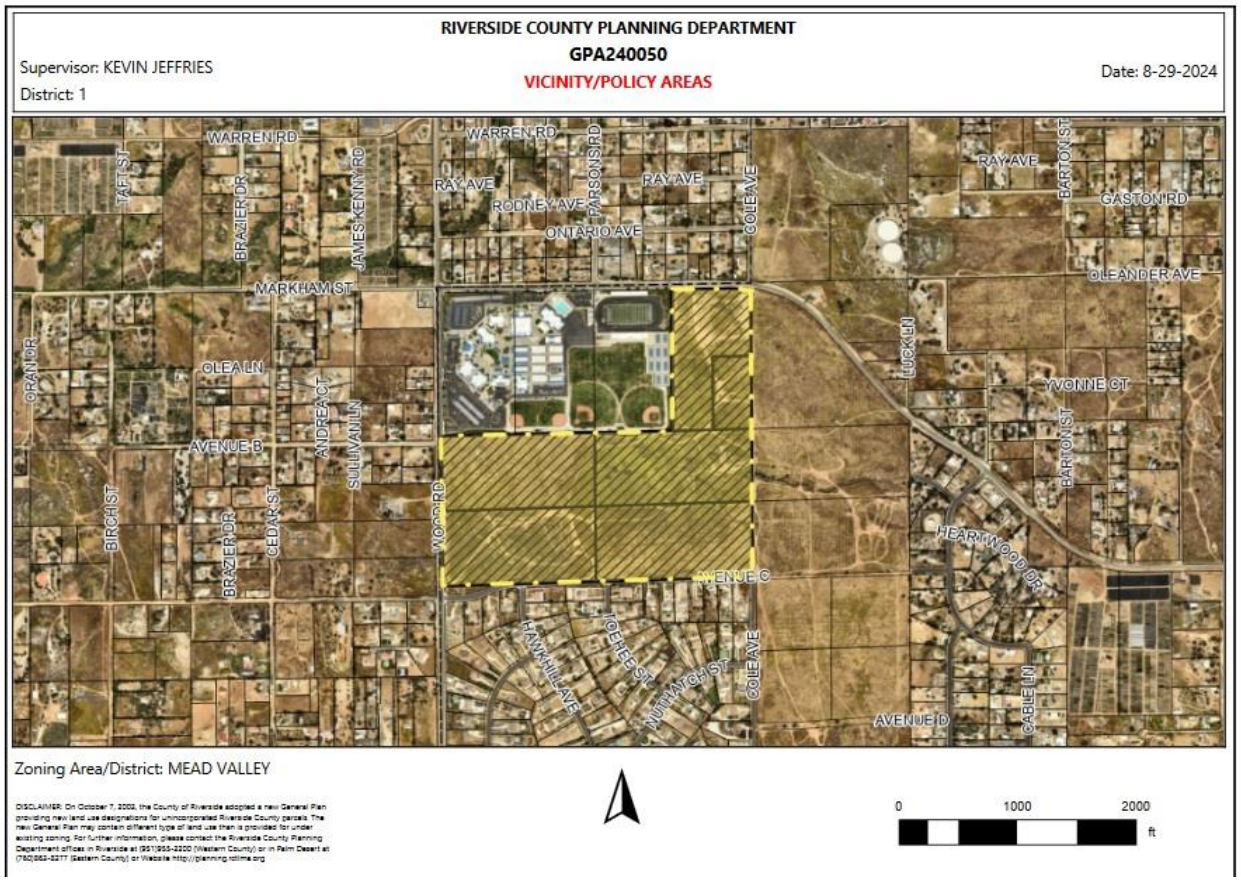
Debbie Walsh

RAMV

Exhibit A


Markham St
High School
Citrus High
Wood Rd
Rancho Madera
Markham St
St John Miss
Baptist
Wood Rd
Ben Marc Electric
Boulder Springs
Summit
Woodcrest
Estates
Ave C
Wood Rd
AireTech A/C & Heating
Ave D

Exhibit B


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240050
VICINITY/POLICY AREAS
Supervisor: KEVIN JEFFRIES
District: 1
Date: 8-29-2024
WARREN RD
TAFT ST
BRAZIER DR
JAMES KENNY RD
RAY AVE
RODNEY AVE
PARSONS RD
ONTARIO AVE
COLE AVE
BARTON ST
GASTON RD
OLEANDER AVE
MARKHAM ST
ORAN DR
OLEA LN
AVENUE B
ANDREA CT
SULLIVAN LN
BIRCH ST
CEDAR ST
WOOD RD
LUCKIN LN
YVONNE CT
HEARTWOOD DR
AVENUE C
HAWKHILL AVE
TOCHEE ST
MUIRFIELD ST
AVENUE D
GABLE LN
Zoning Area/District: MEAD VALLEY
0
1000
2000
ft

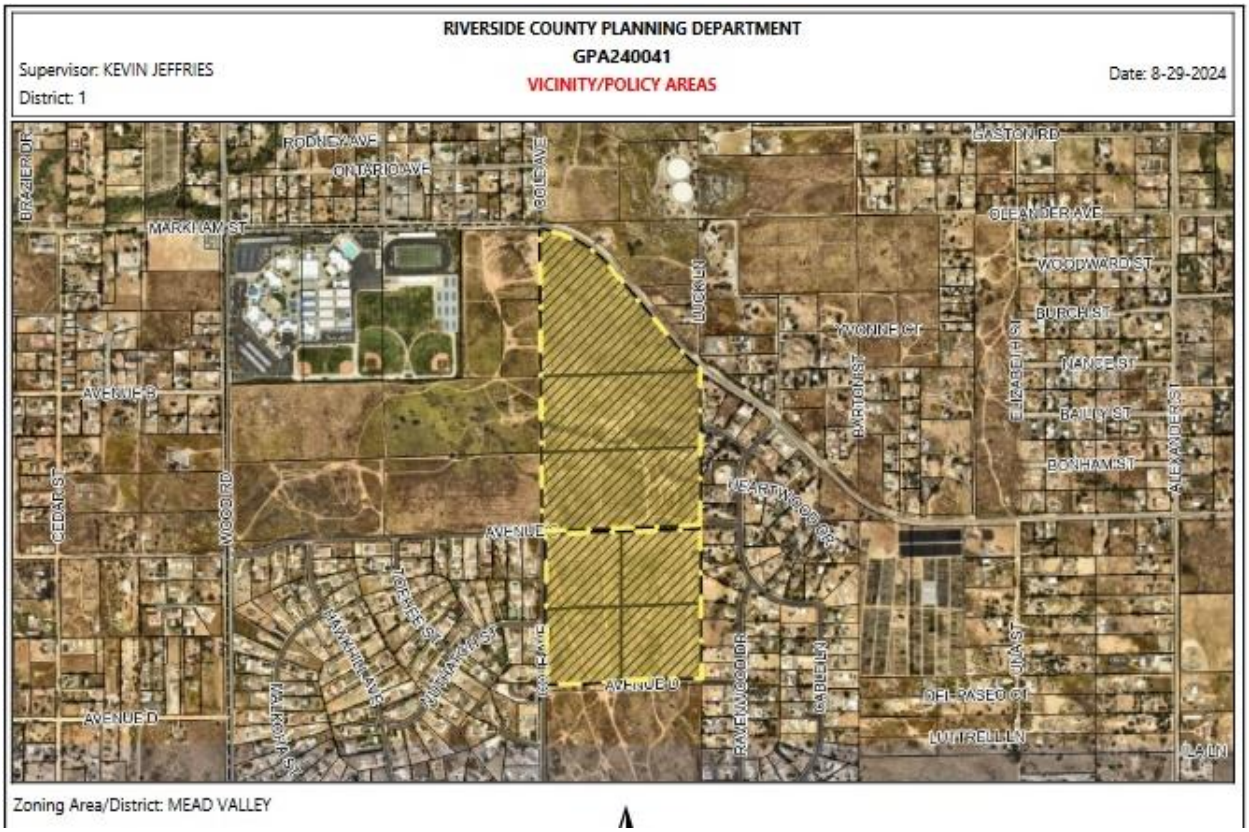

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240041
VICINITY/POLICY AREAS
Supervisor: KEVIN JEFFRIES
District: 1
Date: 8-29-2024
BRAZIER DR
RODNEY AVE
ONTARIO AVE
COLE AVE
GASTON RD
MARKHAM ST
OLEANDER AVE
WOODWARD ST
LUCKIN LN
YVONNE CT
BURCH ST
BARTON ST
ELIZABETH ST
NANCE ST
AVENUE B
BAILEY ST
BONHAM ST
ALEXANDER ST
CEDAR ST
WOOD RD
HEARTWOOD DR
AVENUE C
TOCHEE ST
MUIRFIELD ST
AVENUE D
GABLE LN
RAVENWOOD DR
JIA ST
DEL PASO CT
LUTRELL LN
LA LN
Zoning Area/District: MEAD VALLEY

Exhibit C

LA TimeBurrowing owl now candidate for endangered status

California wildlife policymakers vote to consider the bird as populations decline.

AS OF LAST YEAR, there were at most 6,500 pairs of burrowing owls remaining in California. (Carolyn Cole Los Angeles Times)

By Lila Seidman

California wildlife policymakers have opted to protect the diminutive Western burrowing owl as they consider listing the rapidly declining species as endangered or threatened.

The state Fish and Game Commission unanimously voted last week to make the unique avian a candidate for permanent safeguards under state law while acknowledging the perspectives of stakeholders from industries that could be affected by the decision.

Conservationists point to development, agriculture and clean energy projects as contributing to the owls' decline by snatching habitat. Some industry representatives pushed back on the claims and underscored the importance of their role in the state.

"I think economics versus conservation is a false choice," commission President Samantha Murray said during the Thursday meeting. "In California, we have the fifth-biggest economy in the world. We can have solar and housing and food and burrowing owls."

The commission rejected a similar bid for protections roughly 20 years ago, and since then the situation has become more dire for the bird — the only owl species to nest and roost in underground burrows. Proponents of exploring the listing of the owls under the California Endangered Species Act said existing regulations and management strategies haven't worked.

In 2003, when a petition to consider listing the species was denied, there were no more than 10,500 breeding pairs, according to the California Department of Fish and Wildlife. As of last year, there were at most 6,500 pairs.

It's believed the owl with bright yellow eyes has been extirpated from 16% of its range in parts of the coast and Central Valley. It has been nearly wiped out in 13% of its range, also in those regions. In the Bay Area, the owl is barely hanging on.

"At long last there's a glimmer of hope for California's rapidly disappearing burrowing owls, who desperately need protection," said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity, in a statement.

In March, the center, along with the Defenders of Wildlife, the Burrowing Owl Preservation Society, the Santa Clara Valley Audubon Society, the Urban Bird Foundation, the Central Valley Bird Club and the San Bernardino Valley Audubon Society, filed a petition with the commission seeking endangered or threatened status for burrowing owl populations. Miller penned the 2003 and 2024 petitions. Miller describes the owls as "eggs on legs" because the animal's round head and body sit atop long, skinny legs. They stand just 7 to 10 inches tall and, as their name suggests, nest underground. "They can seem kind of goofy,"

Miller told The Times earlier this year.

The owls inhabit grasslands, shrublands and deserts, as well as "human-altered landscapes," including agricultural lands, golf courses and cattle pastures, the California Department of Fish

and Wildlife's Anne Hilborn told the commission. "The things that they really need are burrows and short vegetation," with the burrows primarily appropriated from ground squirrels, she said.

Sprawl development and control efforts targeting ground squirrels have pushed the owls out of the areas they dwell in, while renewable-energy projects and some types of agriculture also have infringed on their digs, according to conservationists.

The burrowing owl is a California species of special concern, a U.S. Fish and Wildlife Service bird of conservation concern, and has protections under the Migratory Bird Treaty Act. It is not listed under the federal Endangered Species Act.

"Burrowing owls cannot wait any longer," Miller told the commission. "And I'll just say, personally, I love this species. And I'd like to see them around for future generations throughout the state."

Home building, agriculture and solar and wind energy industry representatives rejected some assertions made by the petitioners while underscoring their contributions to top state goals, such as moving away from fossil fuels and increasing housing.

Shannon Eddy, executive director of the Large-Scale Solar Assn., who supported exploring listing the owls, said the petitioners made unsubstantiated claims about the effect of solar projects on the species. Eddy said solar projects had protected the owls' grasslands and that they'd been known to return to solar energy development sites once construction was completed.

"We are a country divided, and we need to stand against false rhetoric," she said during public comment, "and we need to dispel the kind of specious assertions like these that turn regulators and the public against one of our best tools to address the climate crisis."

Clark Morrison, a natural resources attorney representing the California Building Industry Assn., said the industry "does find itself facing great challenges because of the pace of listings and other regulatory changes in the state."

"These do have an impact on the provision of housing," he told the commission. "They slow projects down. In many cases, the projects are abandoned because the regulatory challenges can't be met."

Miller, however, argued that the development threatening the owls is urban sprawl, often characterized by low-density housing — not areas where affordable housing is built.

Wildlife officials said they do not see elevating the owl to candidate status as undercutting other priorities.

"I appreciate how important all of those dimensions of what's happening in the state are and also how urgent the situation is for the owl," commission Vice President Erika Zavaleta said.

The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward.

"After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law.

ORDINANCE NO. 509
(AS AMENDED THROUGH 509.2)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 509 RELATING TO AGRICULTURAL PRESERVES

The Board of Supervisors of the County of Riverside, State of California, do ordain as follows:

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.

Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.

UNIFORM RULES FOR AGRICULTURAL PRESERVES

A. The following uses are hereby determined to be agricultural and compatible uses within an agricultural preserve, and all other uses of land are prohibited therein:

1. Agricultural use, described an any use of land for the purpose of producing an agricultural commodity, consisting of any and all plant and animal products, for commercial purposes, providing such use is permitted by the applicable zoning and not prohibited by other law or ordinance.

2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.

3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.

4. Public Highways.

5. Fire protection works and facilities.

6. Flood control works, including channel rectification and alteration.

7. Public works required for fish and wildlife enhancement and preservation.

8. Improvements for the primary benefit of the lands within the preserve.

9. State improvements described in Section 51293 (d) and (e) of the Government Code.

10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres. Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one-family residence provided that:

a) The dwellings are not rented or held out for lease.

b) The dwellings are located not less than 50 feet from any property line.

c) The dwellings are screened from view from the front property line by

shrubs or trees.

d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.

e) The number of dwellings from employees shall not exceed four per established farming operation.

11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.

12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.

13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.

14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.

15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.

16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use within that agricultural preserve.

17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

Adopted: 509 11/28/1966 (Eff: 12/28/1966)
Amended: 509.1 Item 3.15b of 02/10/1987 (Eff: 03/21/1988)
509.2 Item 3.3 of 05/17/1988 (Eff: 06/16/1988)

Riverside County Parcel Report

Summary Report
321090026

DISCLAIMER

Maps, permit information 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.

ASSESSOR DATA

APN	**321-090-026-9**	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	321090003	Mailing Address	19057 COLIMA RD, ROWLAND HEIGHTS CA 91748
Address	,		
Lot Size	19.55		

Legal Description
Recorded Book/Page: /
Subdivision:
Lot/Parcel:
Block:
Tract Number:

Property Characteristics

Year Constructed:	Property Area (sq ft):	Pool: NO
Stories:	Construction Type:	Central Cool: NO
Baths:	Roof Type:	Central Heat: NO
Bedrooms:	Garage Type:	

PARCEL DATA

City Boundary	NOT IN A CITY
Supervisorial District	KEVIN JEFFRIES, DISTRICT 1
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Land Use Designations	RC-VLDR
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information A-1-1,CZ Number 5086

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status

N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
BZ343164	P/C DWLG & ATT GAR	FINAL

Code Cases

Case	Case Description	Status
CV2200104		Closed Unfounded
CVAR220897		Closed Unfounded

Fire Cases

Case	Case Description	Status
FHAZ0201462		Closed - Verified Non-Billable
FHAZ0508647		Closed - Verified Non-Billable
FHAZ0610119		Closed - Verified Non-Billable
FHAZ0706054		Closed - Verified Non-Billable
FHAZ0803653		Closed - Verified Non-Billable
FHAZ1003432		Closed - Verified Non-Billable
FHAZ1108946		Closed - Verified Non-Billable
FHAZ1203684		Closed - Verified Non-Billable
FHAZ1308702		Closed - Verified Non-Billable
FHAZ1401547		Closed - Verified Non-Billable
FHAZ1506447		Closed - Verified Non-Billable
FHAZ1603445		Closed - Verified Non-Billable
FHAZ1704965		Closed - Verified Non-Billable
FHAZ1803868		Closed - Verified Non-Billable
FHAZ1905255		Closed - Verified Non-Billable

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

Survey Cases

Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A

From: Wheeler, Timothy
To: Camacho, Maria; Marshalian, Richard
Cc: Hildebrand, John; Moore, Sarah
Subject: Fw: Citizen Against Rezoning as Specified in GPA240041 - Meeting Date 10-21-2024
Date: Monday, October 21, 2024 3:18:23 PM

FYI…

Get Outlook for iOS

From: Eloissa Larios <eloissa.r.larios@gmail.com>
Sent: Monday, October 21, 2024 1:11:35 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Fwd: Citizen Against Rezoning as Specified in GPA240041 - Meeting Date 10-21-2024

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

My name is Eloissa Larios and I purchased my home just 2 years ago at 18727 Cole Avenue in Perris. The land in question for this request to amend zoning is literally right in front of my home. It is currently vacant, open land.

We moved from a medium density residential community to this one SPECIFICALLY because of the zoning. Residents of this community have horses, farm animals, etc.as permitted by our zoning because we all have the understanding that the sounds, smells, and lifestyle of a more rural community is acceptable and not bothersome to others who live here. The number of housing units that would be created in this space will negatively impact the traffic in the area leading to unnecessary congestion. People walk, run, and ride their horses daily on the road in front of my home without a problem. This zoning change will undoubtedly affect the way we are able to enjoy the spaces around our homes and our animals.

To be clear, I am not opposed to development of the land, so long as the zoning remains the same: RURAL Community - Very Low Density Residential. We are opposed to the amendment for rezoning to medium density residential and we request that you listen to the members of this community and reject the request to rezone.

Thank you,

Eloissa Larios
18727 Cole Avenue, Perris, CA
714-454-4219

Outlook

FW: GPA240041

From Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Date Mon 10/21/2024 9:55 AM
To Camacho, Maria <MCamacho@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>
Cc Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>

FYI…

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the link to tell us

From: Ketcham, Thomas <TKetcham@RIVCO.ORG>
Sent: Monday, October 21, 2024 7:33 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: FW: GPA240041

fyi

Thomas C. Ketcham
Deputy Chief of Staff – District#1
Director of Land Development – District#2
Email | tketcham@rivco.org

Supervisor Kevin Jeffries – District #1
Office | 951.955.1010

Supervisor Karen Spiegel – District #2
Office | 951.955.1020

From: JEN WEST <jenwest42@yahoo.com>
Sent: Sunday, October 20, 2024 3:46 PM
To: twheller@rivco.org <twheller@rivco.org>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel

Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>
Subject: GPA240041

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

Dear Planning Commission Members,

I am writing to formally express my opposition to General Plan Amendment No. 240041 (GPA240041) proposed for the Mead Valley area. The proposed change from Rural Community (RC) and Very Low Density Residential (VLDR) to Community Development (CD) and Medium Density Residential (MDR) raises significant concerns regarding the existing infrastructure and the overall impact on our community.

The area currently lacks adequate infrastructure to support such a dramatic increase in population density. The proposed conversion to higher density housing will place an overwhelming strain on our roads, emergency services, and public safety resources. With limited access to adequate roads and insufficient police and fire services, this change poses serious risks to the safety and quality of life for current and future residents.

The projected growth in housing units cannot be supported without significant investment in infrastructure, which does not seem feasible in the near term. This raises concerns about the potential for overcrowding, increased traffic congestion, and decreased property values in the surrounding areas.

Currently when you call for emergency and non emergency services they are very slow to respond if at all. The CHP recently told me they are understaffed and do not have the man power to patrol Cajalco. With all the new high density housing developments you are approving where do you expect all these people to go for help? This isn't just about the roads, but where do you expect this massive increase in traffic to go how do you expect them to drive safely on the horrific roads that are poorly maintained?

I was a first time homebuyer and I chose to move to Riverside County from Orange County because I wanted the rural community. I did not want the high density communities to raise my family in. I wanted a better , less constricted town m to raise my family in.

This is rapidly changing in a direction that I do not agree with and was not what I was expecting within my area of the county. I did not expect the rapid and inadequate police fire and emergency services. the roads are dangerous and over occupied as it is.

The zoning changes well continue to create a negative impact on our communities.

I urge the Planning Commission to reconsider this amendment and prioritize sustainable development that respects the character of our community and ensures that adequate infrastructure is in place before any changes to zoning are approved.

Thank you for considering my concerns.

Respectfully
Jennifer Marchese
Resident of Boulder Springs

RIVERSIDE COUNTY
PLANNING DEPARTMENT

172

John Hildebrand
Planning Director

Hearing Date: 06/24/2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 27892

Project Description: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development Low Density Residential (CD:LDR), and Open Space: Conservation (OS:C), to allow for submittal of an application for a Tentative Tract Map with residential lots separated by an open drainage course to buffer and differentiate between areas of various lot sizes. 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 GPA240041 is initiated by the Board of Supervisors. – First Supervisorial District – Mead Valley District – Lake Mathews / Woodcrest Area Plan – Applicant: Jeff Chung c/o Shen Family Trust & Oceana LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A Webb Associates – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Avenue D, south of Markham St., east of Cole Ave., and generally west of Cable Ln. and Ravenwood Dr. – APN(s): 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002 – 97.22± Gross Acres – Planning Contact: Richard Marshalian at RMarshalian@rivco.org or (951) 955-2525.

Planning Commission Action: Planning Commission recommended the Board of Supervisors consider whether to recommend the initiation of General Plan Amendment No. 240050. Representatives from Districts 1, 2, and 3 were in opposition, District 4 was in support, and District 5 was absent.

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

Check DBF Account Balance: $2500

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

Designate Newspaper used by Planning Department for Notice of Hearing:
No newspaper posting needed

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 IN THE FIRST 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 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve the **Initiation of Foundation Component General Plan Amendment No. 240041.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development Low Density Residential (CD:LDR), and Open Space: Conservation (OS:C), to allow for submittal of an application for a Tentative Tract Map with residential lots separated by an open drainage course to buffer and differentiate between areas of various lot sizes. 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 GPA240041 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002. This proposed project is located: north of Avenue D, south of Markham St., east of Cole Ave., and generally west of Cable Ln. and Ravenwood Dr. in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240041 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240041 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-2525 OR EMAIL RMARSHALIAN@RIVCO.ORG

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

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

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

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

Dated: June 11, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL COMPONENTE FUNDACIONAL DEL PLAN GENERAL NO. 240041 EN EL PRIMER DISTRITO SUPERVISORIAL

SE HACE SABER POR LA PRESENTE 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 el Salón de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de junio de 2025 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240041**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240041 para cambiar el Componente de Fundación del Plan General de siete (7) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC:VLDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD:MDR), Desarrollo Comunitario Residencial de Baja Densidad (CD:LDR) y Espacio Abierto: Conservación (OS:C), para permitir la presentación de una solicitud para Mapa de Tracto Tentativo con lotes residenciales separados por un curso de drenaje abierto para amortiguar y diferenciar entre áreas de varios tamaños de lotes. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si el GPA240041 propuesto es iniciado por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN: 321-100-011, -012, -013, -014, 321-310-013, y 3221-320-001 y -002. Este proyecto propuesto está ubicado: al norte de Avenue D, al sur de Markham St., al este de Cole Ave., y generalmente al oeste de Cable Ln. y Ravenwood Dr. en el Primer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si debe recomendar la iniciación de la Enmienda al Plan General No. GPA240041 y, si se recomienda, **ADOPTE** una orden iniciando la Enmienda al Plan General No. GPA240041 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otra manera cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA**.

Los documentos de la reunión para el proyecto propuesto pueden verse 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, POR FAVOR CONTACTE A RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-2525 O ENVÍE UN CORREO ELECTRÓNICO A RMARSHALIAN@RIVCO.ORG.

Cualquier persona que desee testificar en apoyo o en oposición al proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en el momento y lugar mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán sometidos a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en el tribunal, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta al (951) 955-1069.

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

Fecha: 11 de junio de 2025

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 IN THE FIRST 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: June 13, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Board of Supervisors Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL COMPONENTE FUNDACIONAL DEL PLAN GENERAL NO. 240041 EN EL PRIMER DISTRITO SUPERVISORIAL

SE HACE SABER POR LA PRESENTE 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 el Salón de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de junio de 2025 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240041**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240041 para cambiar el Componente de Fundación del Plan General de siete (7) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC:VLDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD:MDR), Desarrollo Comunitario Residencial de Baja Densidad (CD:LDR) y Espacio Abierto: Conservación (OS:C), para permitir la presentación de una solicitud para Mapa de Tracto Tentativo con lotes residenciales separados por un curso de drenaje abierto para amortiguar y diferenciar entre áreas de varios tamaños de lotes. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si el GPA240041 propuesto es iniciado por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN: 321-100-011, -012, -013, -014, 321-310-013, y 3221-320-001 y -002. Este proyecto propuesto está ubicado: al norte de Avenue D, al sur de Markham St., al este de Cole Ave., y generalmente al oeste de Cable Ln. y Ravenwood Dr. en el Primer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si debe recomendar la iniciación de la Enmienda al Plan General No. GPA240041 y, si se recomienda, **ADOPTE** una orden iniciando la Enmienda al Plan General No. GPA240041 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otra manera cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA**.

Los documentos de la reunión para el proyecto propuesto pueden verse 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, POR FAVOR CONTACTE A RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-2525 O ENVÍE UN CORREO ELECTRÓNICO A RMARSHALIAN@RIVCO.ORG.

Cualquier persona que desee testificar en apoyo o en oposición al proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en el momento y lugar mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán sometidos a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en el tribunal, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. Tenga en cuenta que como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles a solicitud para personas con discapacidades. Si necesita una adaptación razonable, por favor contacte a la Secretaria de la Junta al (951) 955-1069.

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

Fecha: 13 de Junio de 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Board of Supervisors Assistant

266312007
KHAMPASONG CHANTHAVONG
19462 ONTARIO AVE
RIVERSIDE CA 92508

266312008
MARTIN MAGANA
19488 ONTARIO AVE
RIVERSIDE CA 92508

266313002
ANDREW M. BRUNS
19431 ONTARIO AVE
RIVERSIDE CA 92508

266313003
LILIANA VASQUEZ
2771 W MADISON CIR
ANAHEIM CA 92801

266313004
JORGE ANGEL FLORES CHAVEZ
17921 COLE ST
RIVERSIDE CA 92508

266313005
JOHNNY JAMES MALCOLM
19390 MARKHAM ST
RIVERSIDE CA 92508

266313008
RAMON C. ZINTZUN
19450 MARKHAM ST
RIVERSIDE CA 92508

266313009
ARMANDO NUNEZ
17895 COLE AVE
RIVERSIDE CA 92508

266313010
EVELYN L. TRAMMEL
19430 MARKHAM ST
RIVERSIDE CA 92508

266320025
JORGE LUIS MENDOZA
18352 JURUPA AVE
BLOOMINGTON CA 92316

266320026
WMWD
P O BOX 5286
RIVERSIDE CA 92517

321090007
LCY INV
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

321100011
HSIU I. SHEN
3051 E WASHINGTON BLE
LOS ANGELES CA 90023

321310001
SMR SEPARATE PROPERTY TRUST DATED 05/17/22
PO BOX 52418
RIVERSIDE CA 92517

321310003
TWYLA ANN MINER
19740 MARKHAM ST
RIVERSIDE CA 92508

321310004
OMAR MARROQUIN-PEREZ
2886 PINTA CT
PERRIS CA 92571

321310006
BERTHA LEIPERT
18241 NORTHSTAR AVE
RIVERSIDE CA 92508

321310007
KIMBERLY A. MARSHALL
18251 NORTHSTAR AVE
RIVERSIDE CA 92508

321310014
MAURICIO ABREGO
833 W PALMER ST
COMPTON CA 90230

321320007
PORFIRIO R. CUEVAS
18289 NORTHSTAR AVE
RIVERSIDE CA 92508

321341004
RICHARD GUTIERREZ
18360 CABLE LN
PERRIS CA 92570

321341005
JOEL RUVALCABA
18380 CABLE LN
PERRIS CA 92570

321341006
LUCAS RAYMOND A & NANCY L FAMILY TRUST DTD 6/24/2020
18400 CABLE LN
PERRIS CA 92570

321342001
RAYMOND BESERMIN
18391 CABLE LN
PERRIS CA 92570

321342002
JEFFREY GLYNN DATIN
19791 BROOKSIDE WAY
PERRIS CA 92570

321342003
MOISES CORTEZ
19770 BROOKSIDE WAY
PERRIS CA 92570

321342004
BEATRICE V. SOTO
19790 BROOKSIDE WAY
PERRIS CA 92570

321342005
MARQUEZ JOHN PETER FAMILY TRUST DATED 4/10/2019
19810 BROOKSIDE WAY
PERRIS CA 92570

321342006
KARANJA O. BROOMFIELD
19830 BROOKSIDE WAY
PERRIS CA 92570

321342007
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

321351001
ROBERT RODRIGUEZ
18789 AVENUE C
PERRIS CA 92570

321351002
MAXWELL BLAZE THATCHER
18481 CABLE LN
PERRIS CA 92570

321351003
HECTOR ABOYTES
18461 CABLE LN
PERRIS CA 92570

321352001
GABRIEL GROHOWSKY
19861 HEARTWOOD DR
PERRIS CA 92570

321352002
GONZALO PEREZ
19900 HEARTWOOD DR
PERRIS CA 92570

321352003
MATILDA E. BEELER
19931 HEARTWOOD DR
PERRIS CA 92570

321352008
RICHARD R. MCMEANS
18520 CABLE LN
PERRIS CA 92570

321361001
JOSE J. QUINTERO
18550 CABLE LN
PERRIS CA 92570

321361002
THOMAS LE
18580 CABLE LN
PERRIS CA 92570

321361003
DENNIS GEORGE ODENBAUGH
18610 CABLE LN
PERRIS CA 92570

321362004
ANA MARIA ALDANA
18611 CABLE LN
PERRIS CA 92570

321362005
KIRK OTTESON
18690 RAVENWOOD DR
PERRIS CA 92570

321362006
CARTER TRUST DTD 6/7/19
18710 RAVENWOOD DR
PERRIS CA 92570

321363001
SAMANTHA ALONZO
18681 RAVENWOOD DR
PERRIS CA 92570

321363002
STANLEY TOMASZEWSKI
P O BOX 1212
PERRIS CA 92570

321363003
GEORGE YBARRA
18641 RAVENWOOD DR
PERRIS CA 92570

321363004
GEOFFEREY DELUNA
18621 RAVENWOOD DR
PERRIS CA 92570

321363005
ROGELIO VARGAS ALDACO
18541 CABLE LN
PERRIS CA 92570

321372001
WILLIAM A. GUNTERMAN
19795 AVE D
PERRIS CA 92570

321372002
RENTERIA B&M 2013 FAMILY TRUST
19790 AVENUE D
PERRIS CA 92570

321372003
ANTONIO P. ASTRAN
18745 RAVENWOOD DR
PERRIS CA 92570

321373001
ALAN BARSI
18750 RAVENWOOD DR
PERRIS CA 92570

321373002
HAYDEE CRUZ
18760 RAVENWOOD DR
PERRIS CA 92570

321373003
JCMM FAMILY TRUST DTD 09/23/24
18766 RAVENWOOD DR
PERRIS CA 92570

321382001
RANDY ONEILL
18775 RAVENWOOD DR
PERRIS CA 92570

321382002
VIOREL JAKOB
507 LOMA VISTA ST
EL SEGUNDO CA 90245

321382003
ROBERT ADAMS
18795 RAVENWOOD DR
PERRIS CA 92570

321382004
MARILYNE A. DWYER
18805 RAVENWOOD DR
PERRIS CA 92570

321383001
ALFONSO ZAVALA
18776 RAVENWOOD DR
PERRIS CA 92570

321383002
ERIC ALVARADO
18786 RAVENWOOD DR
PERRIS CA 92570

321421001
JEREMEY T. LEWALLEN
18702 TOEHEE ST
PERRIS CA 92570

321421010
LITTLEWORTH SCOTT D & BEVERLY J
LITTLEWORTH TRUST DATED 03/21/14
19373 AVENUE C
PERRIS CA 92570

321421011
JAMES BORI
19397 AVENUE C
PERRIS CA 92570

321421012
VICENTE GUTIERREZ ARENAS
19421 AVENUE C
PERRIS CA 92570

321421013
PEDRO C. GUTIERREZ
19445 AVENUE C
PERRIS CA 92570

321421014
ROBERTO CONTRERAS
19469 AVENUE C
PERRIS CA 92570

321421015
RONALD TAGAYUN
19474 NUTHATCH ST
PERRIS CA 92570

321421016
LUIS NAVARRO
19450 NUTHATCH ST
PERRIS CA 92570

321421017
RASMEY PHOU
5325 113TH ST SE
EVERETT WA 98208

321421018
KIM WILLIAMS
19402 NUTHATCH ST
PERRIS CA 92570

321421019
MARK K. DIXON
19387 NUTHATCH ST
PERRIS CA 92570

321430017
DEGENNARO DAVID J & SANDRA J FAMILY TRUST 6/14/1993
19285 NUTHATCH ST
PERRIS CA 92570

321430018
CHRISTOPHER EUGENE BLACKMON
19309 NUTHATCH ST
PERRIS CA 92570

321430019
MIGUEL GUTIERREZ
19333 NUTHATCH ST
PERRIS CA 92570

321430020
JOSE R. RODRIGUEZ
19357 NUTHATCH ST
PERRIS CA 92570

321430021
GLASS DENISE H TRUST 8/18/21
19373 NUTHATCH ST
PERRIS CA 92570

321430022
ALBERTO ERNESTO GUTIERREZ
19429 NUTHATCH ST
PERRIS CA 92570

321430023
PARHAM MICHAEL WILLIAM REVOCABLE LIVING TRUST DTD 4/23/2024
19461 NUTHATCH ST
PERRIS CA 92570

321430024
ELOISSA RAMIREZ LARIOS
18727 COLE AVE
PERRIS CA 92570

321430025
CESAR JAVIER MORA
18751 COLE AVE
PERRIS CA 92570

321430026
ROBBIE MCCANDLISH
19488 KILLDEER CT
PERRIS CA 92570

321430027
MINNELLA JOHN L 2024 TRUST DTD 09/25/24
19464 KILLDEER CT
PERRIS CA 92570

321430028
JOSE L. SALAS
19440 KILLDEER CT
PERRIS CA 92570

321430029
RODOLFO ARMENDARIZ
19447 KILLDEER CT
PERRIS CA 92570

321430030
WAYNE ANTHONY ALLEN
13195 RIDGE ROUTE RD
RIVERSIDE CA 92503

321430031
DENNIS S. WOODS
18895 COLE AVE
PERRIS CA 92570

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Board of Supervisors Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 13, 2025, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA240041

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 24, 2025 @ 10:00 a.m.

SIGNATURE: *Cindy Fernandez* DATE: June 13, 2025
Cindy Fernandez

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240041 IN THE FIRST 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 24, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve the **Initiation of Foundation Component General Plan Amendment No. 240041.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240041 to change the General Plan Foundation Component of seven (7) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Medium Density Residential (CD:MDR), Community Development Low Density Residential (CD:LDR), and Open Space: Conservation (OS:C), to allow for submittal of an application for a Tentative Tract Map with residential lots separated by an open drainage course to buffer and differentiate between areas of various lot sizes. 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 GPA240041 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 321-100-011, -012, -013, -014, 321-310-013, and 3221-320-001 & -002. This proposed project is located: north of Avenue D, south of Markham St., east of Cole Ave., and generally west of Cable Ln. and Ravenwood Dr. in the First Supervisorial District.

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240041 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240041 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-2525 OR EMAIL RMARSHALIAN@RIVCO.ORG

PSEMPV

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.

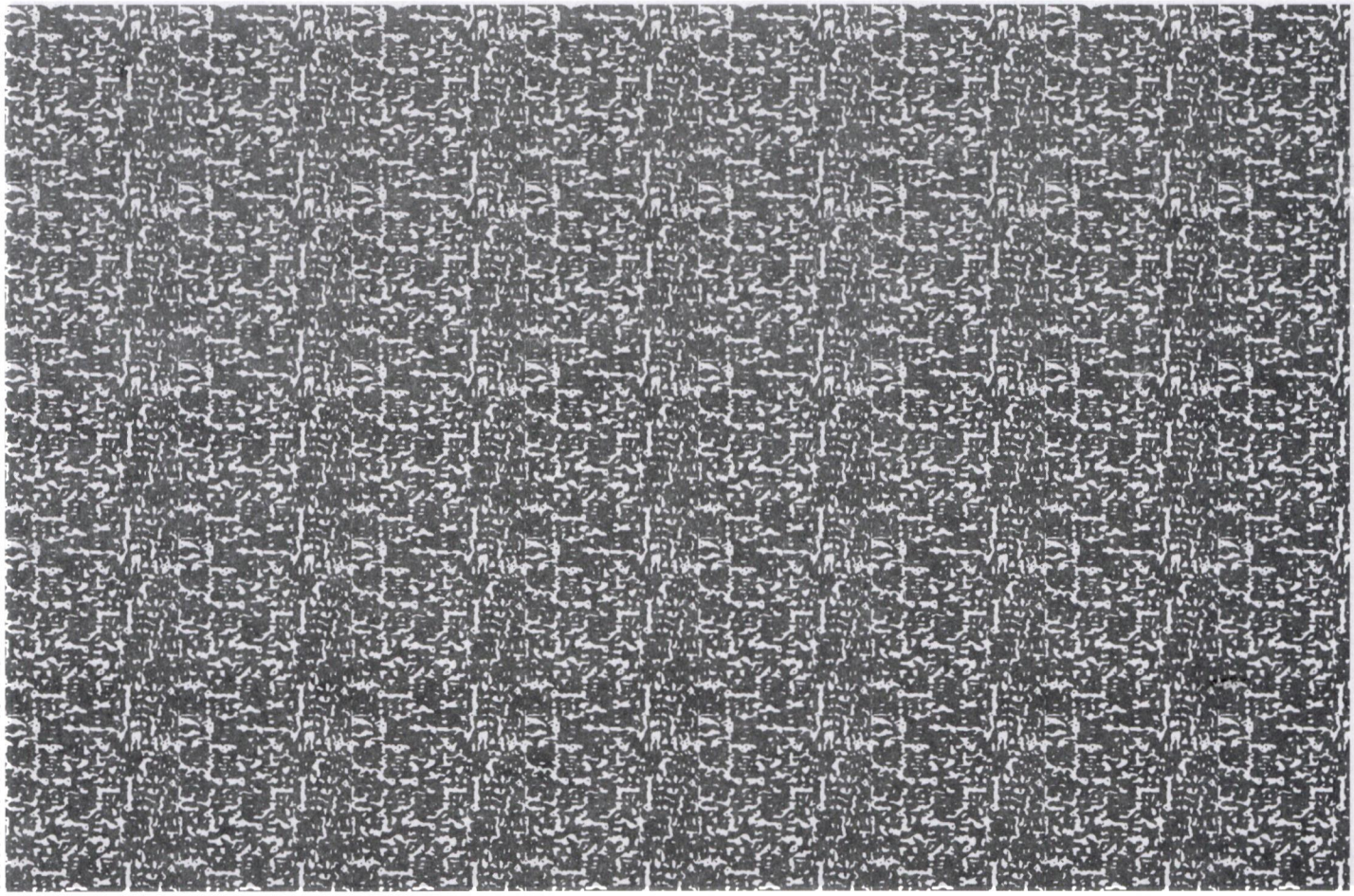
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 13, 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Board of Supervisors Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL COMPONENTE FUNDACIONAL DEL PLAN GENERAL NO. 240041 EN EL PRIMER DISTRITO SUPERVISORIAL

SE HACE SABER POR LA PRESENTE 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 el Salón de la Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de junio de 2025 a las 10:00 A.M.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda del Componente de Fundación del Plan General No. 240041**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240041 para cambiar el Componente de Fundación del Plan General de siete (7) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC:VLDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD:MDR), Desarrollo Comunitario Residencial de Baja Densidad (CD:LDR) y Espacio Abierto: Conservación (OS:C), para permitir la presentación de una solicitud para Mapa de Tracto Tentativo con lotes residenciales separados por un curso de drenaje abierto para amortiguar y diferenciar entre áreas de varios tamaños de lotes. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si el GPA240041 propuesto es iniciado por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN: 321-100-011, -012, -013, -014, 321-310-013, y 3221-320-001 y -002. Este proyecto propuesto está ubicado: al norte de Avenue D, al sur de Markham St., al este de Cole Ave., y generalmente al oeste de Cable Ln. y Ravenwood Dr. en el Primer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si debe recomendar la iniciación de la Enmienda al Plan General No. GPA240041 y, si se recomienda, **ADOPTE** una orden iniciando la Enmienda al Plan General No. GPA240041 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), o de otra manera cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA**.

Los documentos de la reunión para el proyecto propuesto pueden verse 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, POR FAVOR CONTACTE A RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-2525 O ENVÍE UN CORREO ELECTRÓNICO A RMARSHALIAN@RIVCO.ORG.

Cualquier persona que desee testificar en apoyo o en oposición al proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública o puede presentarse y ser escuchada en el momento y lugar mencionados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública serán sometidos a la Junta de Supervisores y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

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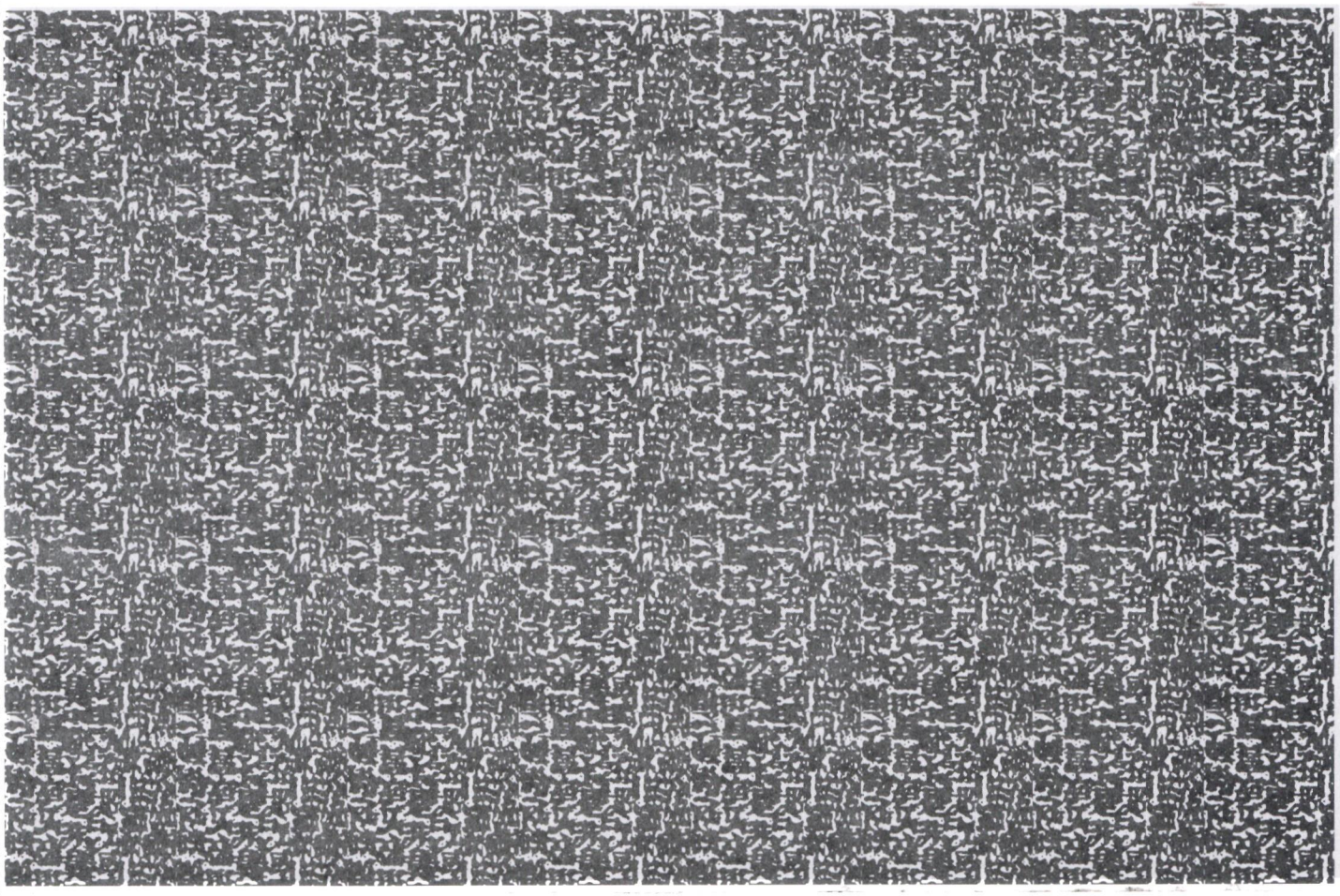
Por favor, envíe toda la correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o por correo electrónico a cob@rivco.org.

Fecha: 13 de Junio de 2025

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Board of Supervisors Assistant

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VAC
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Lopez, Daniel

From: Rachel Ortiz <rfortiz24@gmail.com>
Sent: Tuesday, June 24, 2025 1:41 AM
To: Marshall, Robert; Clerk of the Board
Subject: Regarding General Plan amendment no.240041

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

Good morning,
I am emailing regarding General Plan amendment no.240041 to change the zoning.
I live in a tract of homes on Cable Lane and Ravebwood Dr, and I am against the new zoning proposal and would like to make my opinion known.
The current rural zoning is why I live here and what I cherish, rezoning will hurt the community and upset many residents, myself included.

I wish to keep my area Low density rural. This is the community I am here for.

Thank you for your time.
Rachel Ortiz

22.2

Lopez, Daniel

From: neapodaca@roadrunner.com
Sent: Monday, June 23, 2025 5:54 PM
To: Clerk of the Board
Subject: 240041

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

Please protect our way of life!! DO NOT approve General Plan Amendment No 240041.
Thank you
Nancy Apodaca
Resident of Cable Lane

22.2

Lopez, Daniel

From: Debbie Walsh <abilene149@gmail.com>
Sent: Tuesday, June 24, 2025 6:33 AM
To: Office of 2nd District Supervisor; Clerk of the Board; Supervisor Medina - 1st District; District 4 Supervisor V. Manuel Perez; District3; District 5
Subject: AGENDA ITEM 22.2 and 22.3.
Attachments: DebbieletterFGPAjune2025b.pdf

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

Please submit the attached letter into the record.

The following organizations No2rezoning.org, RAGLM and RAMV, representing over 40,000 residents residing in the area known as Greater Lake Mathews and Greater Mead Valley areas are **VERY STRONGLY** opposed to **GPA240041 and FGPA240050.**
This is a request to change hundreds of acres from rural to city.

"a. The foundation General Plan Amendment change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan". Riverside County General Plan Administrative Element Page 14.
There is no such evidence.

Debbie Walsh

222

June 23, 2025

Debbie Walsh
RAMV
PO Box 2244
Perris, CA 92572

Riverside County Board of Supervisors
Attention: **Tim Wheeler**
Post Office Box 1409
4080 Lemon Street
Riverside, CA 92501

RE: AGENDA ITEM 22.2 and 22.3. Initiation of Foundation General Plan Amendments GPA240041 and FGPA240050. For Proposed changes on 195 acres from rural to urban high density housing.

Greeting Supervisors:

The following organizations No2rezoning.org, RAGLM and RAMV, representing over 40,000 residents residing in the area known as Greater Lake Mathews and Greater Mead Valley areas are **VERY STRONGLY** opposed to **GPA240041 and FGPA240050** that proposes to change the **Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density Residential to Medium Density Residential.** These proposed changes of over 194 acres zoned A-1-1 rural one acre to high density urban zoning MDR 2-5 dwelling units per acre. This change will threaten the rural existence of the entire area from the I-215 to the I-15 just south of the City of Riverside. This increases the number of homes from one per acre (194 homes) to 5 per acre (970 homes).

3. Foundation Amendment Findings. The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. The intent with Foundation Amendment Findings is to consider them comprehensively in the context of the entire General Plan and their overall impacts on the Riverside County Vision and its implementation. A Foundation Amendment may occur in two ways. The first would be as part of a regular General Plan Review cycle. The first finding is required for this type of amendment. The second means of making a Foundation Amendment would be as a result of extraordinary events. The first two and any one or more of the subsequent findings will be necessary to justify an Extraordinary Amendment, which does not have to comply with the General Plan Review cycle:

"a. The foundation General Plan Amendment change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan". Riverside County General Plan Administrative Element Page 14.

The County has failed to disclose any substantial evidence that new conditions or circumstances exist.
Where is the documentation that the County disclosed this information during the review process?
This is simply a developer wanting to build a massive housing tract in order to make money at the expense of 40,000 residents of the community.
Only 3 very small housing tracts exist. Two were built 40 years ago. Boulder Springs built in 2004.

The two Foundation GPA requests today do NOT meet the Foundation GPA initiation requirements.

Regular General Plan Review Cycle Foundation Amendment Findings:

Pursuant to the Administration Element (Chapter 11) of the Riverside County General Plan (2021),\ Subsection 3 *Foundation Amendment Findings* of the *Required and Optional Findings* (P. A-13), a Foundation General Plan Amendment when submitted as part of the Regular General Plan Review Cycle, may be approved only if it can be supported by Mandatory Finding #3(a) below:

Finding 3(a). "The foundation change is based on substantial evidence that new conditions or\ circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision; and that they would not create an internal inconsistency among the elements of the General Plan."

Findings:

1) The proposed Foundation change is consistent with Finding 3(a) because there is "*substantial evidence that new conditions and circumstances*" exist

3. Foundation Amendment Findings. The premise for a Foundation Amendment is that the General Plan will only be amended in any fundamental way for significant cause. The intent with Foundation Amendment Findings is to consider them comprehensively in the context of the entire General Plan and their overall impacts on the Riverside County Vision and its implementation. A Foundation Amendment may occur in two ways. The first would be as part of a regular General Plan Review cycle. The first finding is required for this type of amendment. The second means of making a Foundation Amendment would be as a result of extraordinary events. The first two and any one or more of the subsequent findings will be necessary to justify an Extraordinary Amendment, which does not have to comply with the General Plan Review cycle:

a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. **Riverside County General Plan Administrative Element Page 14.**

There is NO substantial evidence that new Conditions and circumstances exist. Mead Valley is still a rural community. NOT URBAN.
Mead Valley Population has not changed substantially over the past 20 years. Mead Valley is 19.1 Square Miles. Density is 1,096.40/Sq. ml .52% growth since 2020. 19,819 CDP Total Population in the 2020 Census. Most cities have three to four times the density of Mead Valley an unincorporated rural community.

- The population in Mead Valley has not increased substantially in over 23 years.
- There are only two small housing projects in the entire community.
- Many of the residents raise and own livestock.

Submittal Requirements:
Foundation Amendment initiation requests shall be submitted using the Planning Department's General Application for a General Plan Amendment and submittal of the appropriate Deposit Based Fees (DBF). At a minimum, applicants shall provide an aerial map, any other thematic map that provides additional information, and a detailed written discussion justifying the reason for the proposed change. Discussion should include information related to compatibility, infrastructure, habitat, site constraints / opportunities and any other information unique to the property that supports a Foundation change.

- **The Staff Report did not include the required substantial findings necessary for this initiation to move forward.**

- **This staff Report did not include the fact that the Burrowing Owl is now a candidate for endangered status. The Burrowing Owl is now afforded the same protections as if it were endangered.**

The burrowing owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. The Burrowing Owl was an issue when this same project came up in 2017 and it is even a larger issue now as the owl population continues to diminish.

Foundation GPA's GPA240041 and GPA240050 do not meet the requirements of a Regular or Extraordinary Foundation Component Amendment and therefore must be denied to move forward.

> **SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.**
> A. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the **Eight-Year General Plan Review Cycle** including any General Plan amendment to change:
> 1. The Riverside County Vision;
> 2. The General Planning Principles set forth in General Plan Appendix B;

GPA240041 and FGPA240050 are a Rural Foundation Component Change and **Violates the Principles of the General Plan Certainty System designed to stop leap frog development into rural areas and is clearly inconsistent with the Riverside County General Plan Vision, the Lake Mathews and Mead Valley Area Plans and the Lake Mathews and Mead Valley Area Plans.** These plans are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, would require substantial infrastructure improvements including transportation, sewer and potential flooding, promotes the financial interests of non-resident land owners at the expense of local resident's investments in their property and lifestyle. No new changes have taken place in Mead Valley to justify foundation zone changes

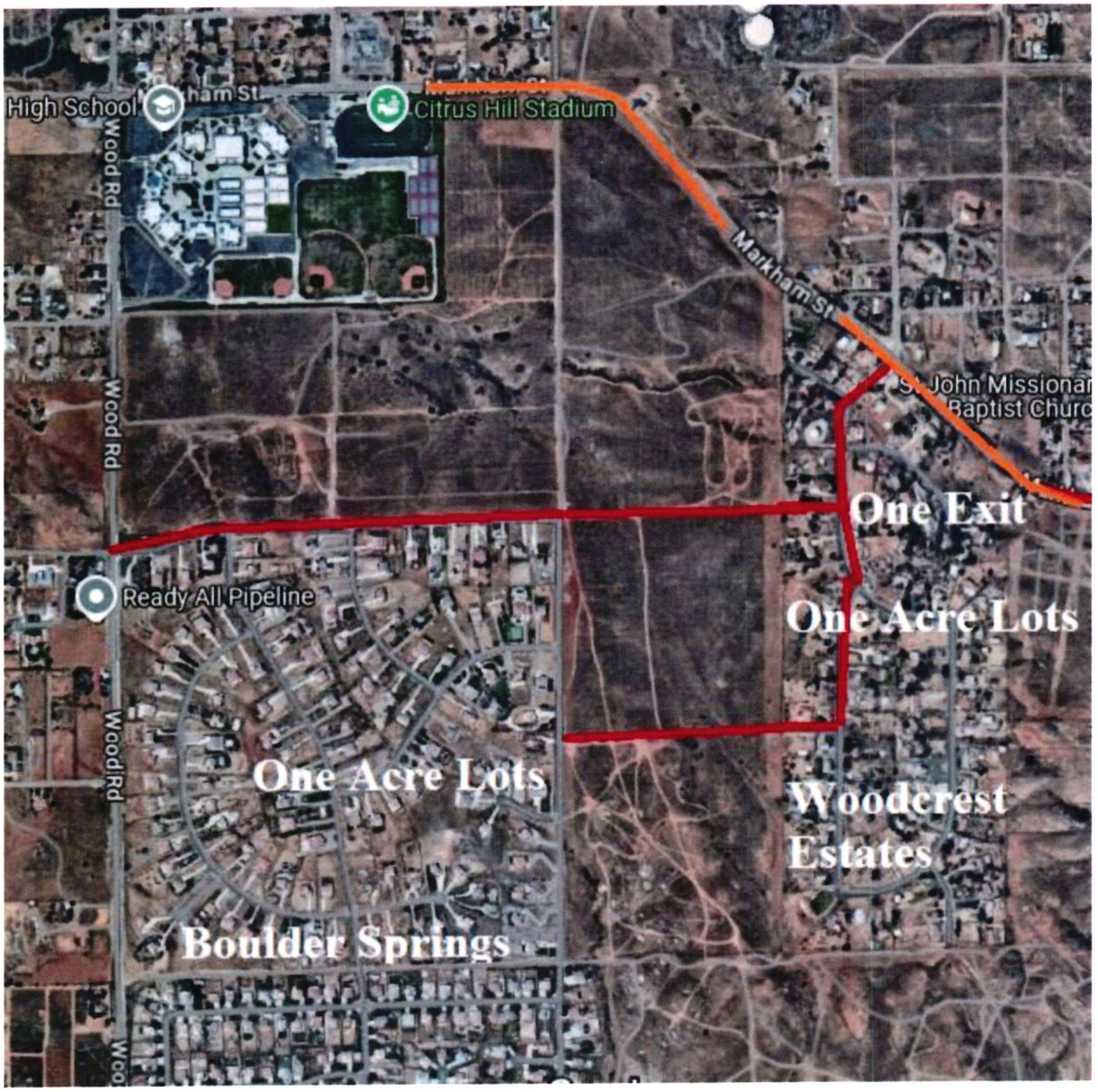
in this rural community that continues to be rural. This is a violation of the General Plan and the Mead Valley Area Plan.

Changing the land use from 194 homes to 970 Homes will create an increase of 10,000 vehicles on Markham, Wood and Cajalco Roads each day. There is only one exit out of Woodcrest Estates Community. The residents who live there already have difficulty getting out onto Markham. This increase would make it impossible for current residents to enter or exit their neighborhood.

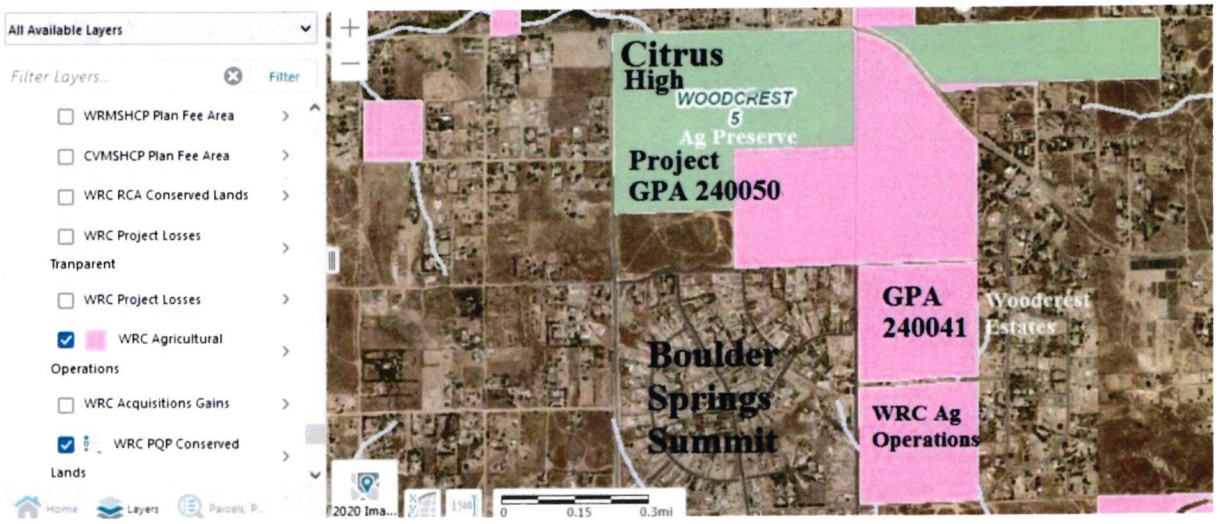
Mead Valley is a Rural Equestrian Community as part of the General Plan land use. Mead Valley Area Plan shows this as a rural and not urban community. The population of Mead Valley remains the same over the years according to the 2010-2020 census.

Currently parents take their children to Citrus High school using Markham from Moreno Valley and Mead Valley. Markham is bumper to bumper from 7-9am and 2-4 PM. Parents use Markham to take their children to the three other schools in Mead Valley.

This zone change would cause severe harm to the hundreds of residents and parents throughout the region.


High School
Citrus Hill Stadium
Markham St
Wood Rd
Wood Rd
Wood Rd
Ready All Pipeline
One Exit
One Acre Lots
One Acre Lots
Woodcrest
Estates
Boulder Springs

Created using Riverside County Map My County GIS



What is the correct acre? This determines the homes for this Project, impacts, traffic, etc.

- **The current stated size of the land is not accurate. The land size for both parcels is 238.5 acres as stated in the previous 2016 attempt at a Foundation General Plan Amendment 1196 that failed in 2017. FGPA240041 and FGPA240050 claim 97acres for each GPA for a total of 194 acres. What is the correct acreage for each GPA? See below**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
AUGUST 18, 2016

I. AGENDA ITEM 3.10

GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy) – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential, on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 321-090-004, 321-090-007 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.

- **The Staff Report did not include the required substantial findings necessary for this initiation to move forward.**

- **This staff Report did not include the fact that the Burrowing Owl is now a candidate for endangered status. The Burrowing Owl is now afforded the same protections as if it were endangered. Therefore the land is habitat for the Burrowing owl and must be preserved. Both these Projects must be denied and cannot move forward.**

The burrowing owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. The Burrowing Owl was an issue when this same project came up in 2017 and it is even a larger issue now as the owl population continues to diminish. See Attached LA Times Article.

Foundation GPA's GPA240041 and GPA240050 do not meet the requirements of a Regular or Extraordinary Foundation Component Amendment and therefore must be denied to move forward.

> **SECTION 2.5. GENERAL PLAN FOUNDATION COMPONENT AMENDMENTS - REGULAR.**
> A. APPLICABILITY. This Section shall govern the processing of regular Foundation Component Amendments occurring during the **Eight-Year General Plan Review Cycle** including any General Plan amendment to change:
> 3. The Riverside County Vision;
> 4. The General Planning Principles set forth in General Plan Appendix B;

GPA240041 and FGPA240050 are a Rural Foundation Component Change and **Violates the Principles of the General Plan Certainty System designed to stop leap frog development into rural areas and is clearly inconsistent with the Riverside County General Plan Vision, the Lake Mathews and Mead Valley Area Plans and the Lake Mathews and Mead Valley Community Plans.** These plans are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities, would require substantial infrastructure improvements including transportation, sewer and potential flooding, promotes the financial interests of non-resident land owners at the expense of local resident's investments in their property and lifestyle. No new changes have taken place in Mead Valley to justify foundation zone changes in this rural community that continues to be rural. This is a violation of the General Plan and the Mead Valley Area Plan.

Previous attempts to change the Rural Community Foundation (Rural Residential) to Community Development Foundation (high density urban) for this property have failed. Riverside County staff correctly recommended that these Foundation changes would not be appropriate. GPA's 1016 and 1006 failed to justify these same rural foundation changes a few years back and the project was abandoned after Riverside County Planning staff recommended GPA 1016 & 1006 as not appropriate. Today these same conditions exist.

There is NO Justification for a Foundation Change from Rural to Urban land use for this project as no new conditions exist. Mead Valley continues to be a rural community with the population staying relatively the same.

The Woodcrest Estates Community has several cul-de-sacs Street "C" and "D" along the western portion of their community which would open up to allow hundreds of vehicles a day to drive through Cable Lane and Ravenwood to Markham where thousands of vehicles use the stop sign at Cable lane and Markham every day. This Project must pay for a signal light at Cable Lane X Markham.

The proposed site is located within the community of Glen Valley where mixes of residential and agricultural uses enhance the rural nature of the area. The area is defined by a rustic lifestyle and a desire for larger lot sizes, such as 1 or 2 acres. The site is vacant, as well as those to the north, northwest, and south. Single family residences are located to the east and west. Increased residential densities allow for the development of smaller lots, accommodating a demand for residential land uses which may not enhance the existing quality of the neighborhood.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change to higher density uses.

A representative for the developer stated at the Woodcrest MAC meeting on Thursday, May 11, 2017 with about 80 residents present that the only real reason for GPA 1196 is for monetary gain. This does not justify the provisions in the Riverside County General Plan Certainty System that serves the needs of those who value a rural lifestyle.

The Certainty System Preserves Stability and Flexibility in the General Plan Over Time.

> The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see General Plan Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. **The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle,** farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in the County for the benefit of all (RCIP, Chapter 1).
>
> **It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan** (RCIP, Chapter 1).
>
> **Required and Optional Findings: subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment** Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments — Regular, provides further details regarding the General Plan Initiation ("GRIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment" (Riverside County General Plan Chapter 11: Administration Element).

There is no justification that a new high school would create a need for rezoning from rural to urban land use. Citrus High School was built in 2005 over 19 years ago. The Community does not need or want high density housing. There is no justification for **GPA240041 and FGPA240050.**

This certainly does not justify a Foundation Component General Plan Amendment and does not meet the criteria for the General Plan Vision for the area which is rural equestrian minimum 1 acre. Rural equestrian lifestyles are not compatible with high density urban lifestyles. Placing residents with competing and differing lifestyles next to each other is not sound land use and creates extreme conflicts between neighbors. The community is already very diverse. The project will not affect working conditions.

The proposed project site is surrounded by Rural A-1-1 and RA-1 homes on one acre. Woodcrest Estates Community is one acre rural equestrian ranch homes. Hill Top Estates are also one acre rural equestrian homes. The area west of Wood and north of Markham are one acre or larger rural equestrian properties zone A-1-1 and RA-1.

Not only does the proposed project not meet the criteria outlined in the General Plan for a Foundation Component Change and is inappropriate for the area, there are major issues of concern regarding traffic, infrastructure, sewer, schools, water, habitat and cultural resources.

This proposed project will bring an additional 10,000 vehicle trips per day onto already overburdened and gridlocked streets surrounding two high schools on Wood Road. Avenues "C" and "D" will connect to Cable Lane which is the only exit out of Woodcrest Estates a quiet rural equestrian neighborhood with one acre lots. Thousands of parents use Markham to take their children to Citrus High School. Markham is bumper to bumper when parents are taking and picking up their children from school. Residents will no longer be able to get out of their driveways along Markham Road, Cable Lane, "C" Street and Wood Road most of the day. A long line of cars will be trying to access Markham Street at Cable Lane at the four way stop. No Traffic Signals are proposed at Cable Lane, Cole, Parsons Street, and "B" and "C" streets. Massive traffic congestion already exists and 10,000 additional vehicles trips per day will increase this congestion substantially for the entire area. Even if traffic signals are installed the amount of traffic flow will still create gridlock on roads surrounding this proposed project.

The only road improvements proposed are the addition of one lane along Wood Road from "C" to "D" streets and the addition of one additional lane along Markham to the end of the project boundaries. The other side of these roads will continue to be one lane, narrow, hilly, and dangerous roads. The Transportation Department currently has a road sign posted that states, "**Hill Blocks View - 35 mph**" a few hundred feet north of "C" Street on Wood Road. Wood Road sits on top of a hill with steep embankments on the west side of the road. Wood Road has a steep grade and vehicles are going 60-70 mph down that hill just before the signal light leading into Citrus Hill High School. A number of homes would need to be removed along Wood Road to widen this thoroughfare into four lanes. The expense of widening surrounding roads such as Markham, Wood and Cajalco are not possible at this time with the limited funding available in the County budget. The developer is not willing to make necessary infrastructure improvements such as signal lights at

Cable Lane, Parsons Road, Cole, "C" and "B" streets. Markham and Wood Roads will need to be widened to 4 lanes from Alexander to Wood Road and Wood Road from Krameria to Cajalco Road. Adding 10,000 more vehicle trips per day will increase the dangers to our children going to school and residents commuting to work dramatically for the entire area. There are two high schools on Wood Road. Van Buren is already at capacity and gridlocked a good portion of the day. Cajalco Road is another road that is gridlocked most of the day.

Water is yet another issue of concern. There are a number of blue line streams throughout the project. A protected arroyo exists north of "C" Street. Water from this arroyo travels into Mockingbird Creek increasing flooding hazards for Mockingbird Canyon and Mockingbird Dam. It was not that many years ago that Mockingbird Creek overflowed its banks and took out Mockingbird Canyon Road costing Riverside County millions of dollars to repair. The other blue line streams flow into Cajalco Creek that empties into Lake Mathews which serves as drinking water for millions of residents.

Several intact **cultural sites** are present on the proposed project site. The Cajalco Creek area is a prime location for cultural sites of historic importance and at one time was a location for one of the largest Native American villages in the area. Much of the project site was orange groves, but there are vast amounts of the property that was left vacant.

Schools have not been evaluated for this project. Val Verde elementary and middle schools in Mead Valley are already at capacity. The Val Verde Unified School District is spending the remainder of their bond funds on a new high school being built in Perris. There is no funding available to build any new schools and it is unlikely that voters will approve another bond measure. Changing from rural one acre zoning to urban 5 homes per acre will require increasing class sizes or possibly adding portable classrooms. The difference between 238 rural homes being built compared to 1190 high-density homes would result in 5200 additional children attending Mead Valley Schools.

Wildlife and wildlife habitat Burrowing owls are dying at alarming numbers as their habitat is being destroyed in Western Riverside County. Relocation of these owls has not been very successful. Riverside County is a leader in the preservation of open space for habitat so that endangered and threatened animals and plants can survive.

The Burrowing Owl is now a candidate for endangered status. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement. Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law, said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity.

The current sewer system provided by Western Municipal Water District is already at capacity. Changing the Rural Foundation Component of the General Plan from Rural Community to Community Development and to amend the Land Use Designation from Very Low Density

Residential to Medium Density Residential will require a new sewer line and infrastructure upgrades.

FGPA240041 the northwest quarter is located within the Woodcrest No. 5 Agriculture Preserve. The contract's purpose is to preserve agricultural land and open space, and to discourage the conversion of agricultural land to urban areas. Land within an agricultural preserve in Riverside County, California is subject to a Land Conservation Contract, which is a voluntary agreement between the landowner and the County of Riverside:

• **Purpose** the contract's purpose is to preserve agricultural land and open space, and to discourage the conversion of agricultural land to urban areas.

□ **Benefits** In exchange for agreeing to keep the land in agricultural use, the landowner receives property tax relief. The land is assessed based on its income-producing value, rather than its market value.

Planning Cases

Case	Case Description	Status
CFG05192	CALIFORNIA FISH & GAME FOR GPA01016	PAID
EA41845	EA FOR GPA01016	ABANDONED
GPA01016	CHNG VLDR-RC TO MDR/RURAL COMM TO COMM DEVELOPMENT	ABANDONED
GPA01196	FOUNDATION CHANGE FROM RC TO CD	WITHDRAWN
GPA240050	2024 FOUNDATIONAL COMPONENT GENERAL PLAN AMENDMENT FOR 6 PROPERTIES TOTALING 97.25 ACRES FROM RURAL COMMUNITY: VERY LOW DENSITY RESIDENTIAL (RC: VLDR) TO COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (CD: MDR), WITH THE NORTHWESTERLY QUARTER LOCATED WITHIN THE WOODCREST NO. 5 AGRICULTURAL PRESERVE.	ASSIGNED

ORDINANCE NO. 509

509 RELATING TO AGRICULTURAL PRESERVES

Section 1. Designated suitable areas of the County of Riverside may by resolution of this Board be established as agricultural preserves pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200, et seq.), to be devoted to agricultural and compatible uses.
Section 2. All agricultural preserves shall be administered pursuant to the California Land Conservation Act as 1965, as now enacted or hereafter amended, and pursuant to the following uniform rules which shall apply in all agricultural preserves now or hereafter established.

UNIFORM RULES FOR AGRICULTURAL PRESERVES

A. The following uses are hereby determined to be agricultural and compatible uses within an agricultural preserve, and all other uses of land are prohibited therein:

1. Agricultural use, described an any use of land for the purpose of producing an agricultural commodity, consisting of any and all plant and animal products, for commercial purposes, providing such use is permitted by the applicable zoning and not prohibited by other law or ordinance.
2. A stand for display and sale of agricultural commodities produced on the premises or on other premises within the preserve.
3. Gas, electric, water, and communication utility facilities, and public service facilities of like nature operated by a public agency or mutual water company.
4. Public Highways.

5. Fire protection works and facilities.
6. Flood control works, including channel rectification and alteration.
7. Public works required for fish and wildlife enhancement and preservation.
8. Improvements for the primary benefit of the lands within the preserve.
9. State improvements described in Section 51293 (d) and (e) of the Government Code.
10. One-family dwellings for the use only of an owner or manager of land within the agricultural preserve, or a person employed on said land, if such use is permitted by the applicable zoning, on parcels of not less than 10 acres.

Where the applicable zoning permits, an additional one-family dwelling (including mobile homes), excluding the principal dwelling, shall also be allowed for each 10 acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:

a) The dwellings are not rented or held out for lease.
b) The dwellings are located not less than 50 feet from any property line.
c) The dwellings are screened from view from the front property line by shrubs or trees.
d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the Department of Building and Safety and State law.
e) The number of dwellings from employees shall not exceed four per established farming operation.

11. Farm labor camps, including temporary trailer housing, subject to the conditions of law or ordinance otherwise applicable.
12 Drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.
13 Any use existing on the date the land is included within an agricultural preserve, but such use once discontinued for 2 years shall not be resumed unless permitted under these rules.
14. Any use required to be permitted by any amendment to the California Land Conservation Act of 1965 hereafter adopted.
15. Any use determined to be a compatible use in all agricultural preserves by the Board of Supervisors, after public hearing on 10 days' published notice and such other notice, if any, as they may specify. Thereafter such use shall be deemed a compatible use in any agricultural preserve.
16. Any use determined to be a compatible use in a particular agricultural preserve, based on a substantial difference in the character of the agricultural uses existing in that preserve as compared with other agricultural preserves.

Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.
Thereafter such use shall be deemed a compatible use within that agricultural preserve.
17. Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve. Such determination may be made by the Board of Supervisors only after public hearing on 10 days' published notice and such other notice, if any, as they may specify.

We most emphatically urge you to **vote NO** on the Initiation of FGPA240041 and Initiation of FGPA240050.

1) **GPA240041 and FGPA240050** do not meet the requirements of an Extraordinary Foundation Component Amendment and therefore must be denied approval.

2) **GPA 240050 is located within the Woodcrest Preserve N0.5 and therefore the zone changes cannot take place.**

2) This land is habitat for Burrowing Owls and other species of concern. The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. (See appendix B. LA Times Article)

3) GPA's **GPA240041 and FGPA240050** are clearly inconsistent with the County's vision and Mead Valley Area Plan of a Rural Equestrian Community. Thousands of horses are part of the community where they are bred, raised, trained, shown and ridden.

4) This is a violation of the Certainty Principle designed to stop leap frog development into rural areas,

5) The Proposed zone changes are located in a solidly rural community that is not situated anywhere near a Community Development area with urban densities,

6) The substantial infrastructure improvements including are not part of the plans: transportation, sewer system infrastructure, potential flooding, and

7) It promotes the financial interests of non-resident land owners at the expense of the local resident's investments in their property and lifestyle.

It is for aforesaid and many other reasons of significance that we very strongly oppose this project.

Sincerely,

Debbie Walsh

Exhibit A

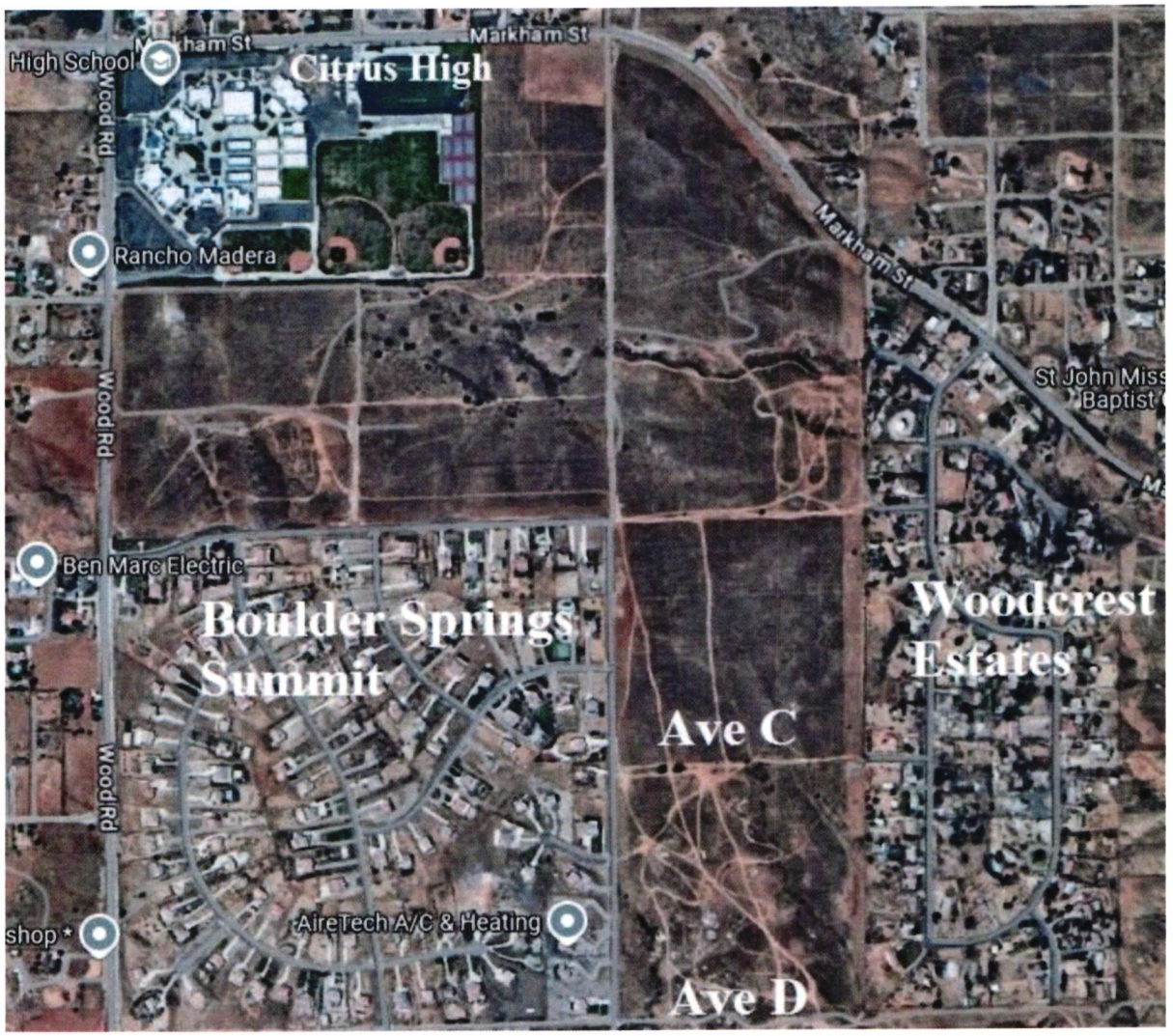
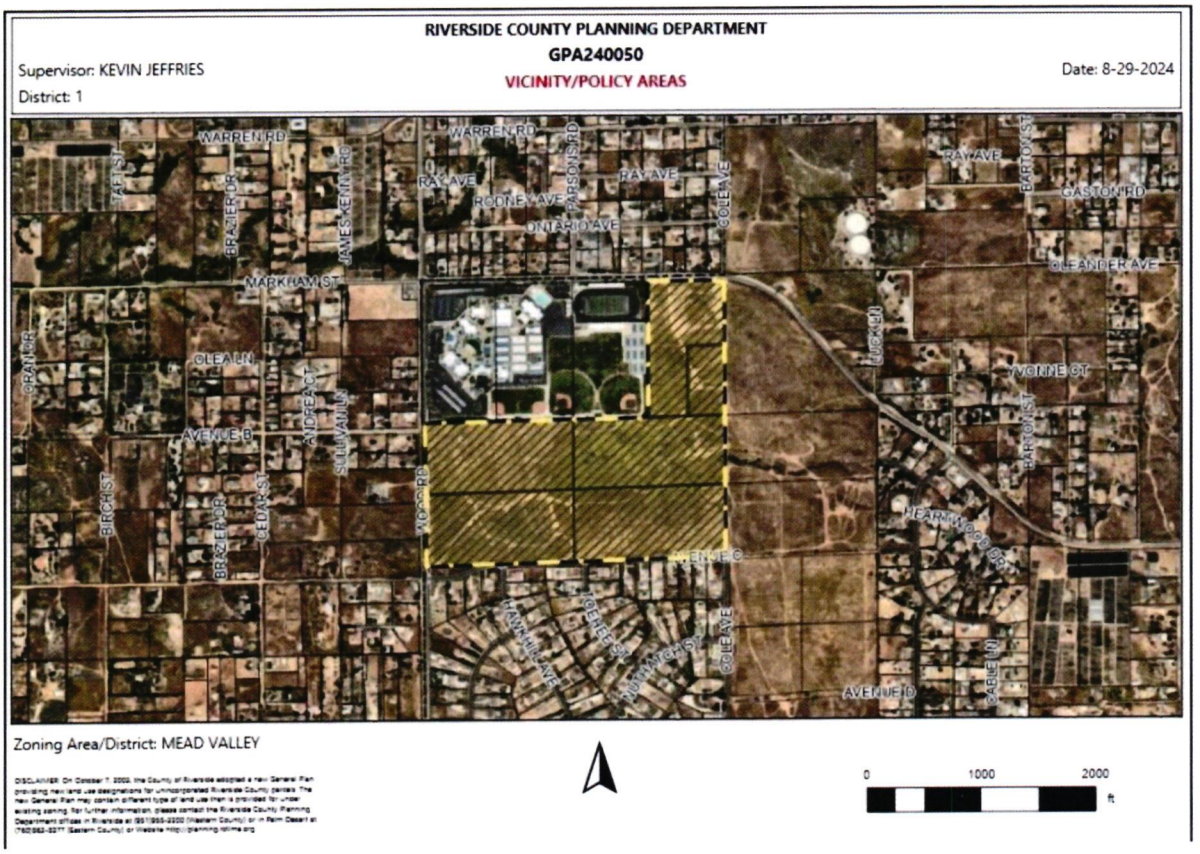

Markham St
High School
Citrus High
Wood Rd
Rancho Madera
Markham St
St John Miss
Baptist
Wood Rd
Ben Marc Electric
Boulder Springs
Summit
Woodcrest
Estates
Ave C
Wood Rd
AireTech A/C & Heating
shop *
Ave D

Exhibit B


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240050
VICINITY/POLICY AREAS
Supervisor: KEVIN JEFFRIES
District: 1
Date: 8-29-2024
WARREN RD
RAY AVE
ROONEY AVE
ONTARIO AVE
PARSONS RD
OLEAVE
BARTON ST
GASTON RD
OLEANDER AVE
MARKHAM ST
OLEA LN
AVENUE B
AVENUE C
AVENUE D
BIRCH ST
CEDAR ST
BRAZIER DR
JAMES KENNY RD
ARTIST
ANDPEACT
SUNMAIN LN
MOORE RD
YORME CT
HEARTWOOD ST
CABRILLO
Zoning Area/District: MEAD VALLEY
0
1000
2000
ft

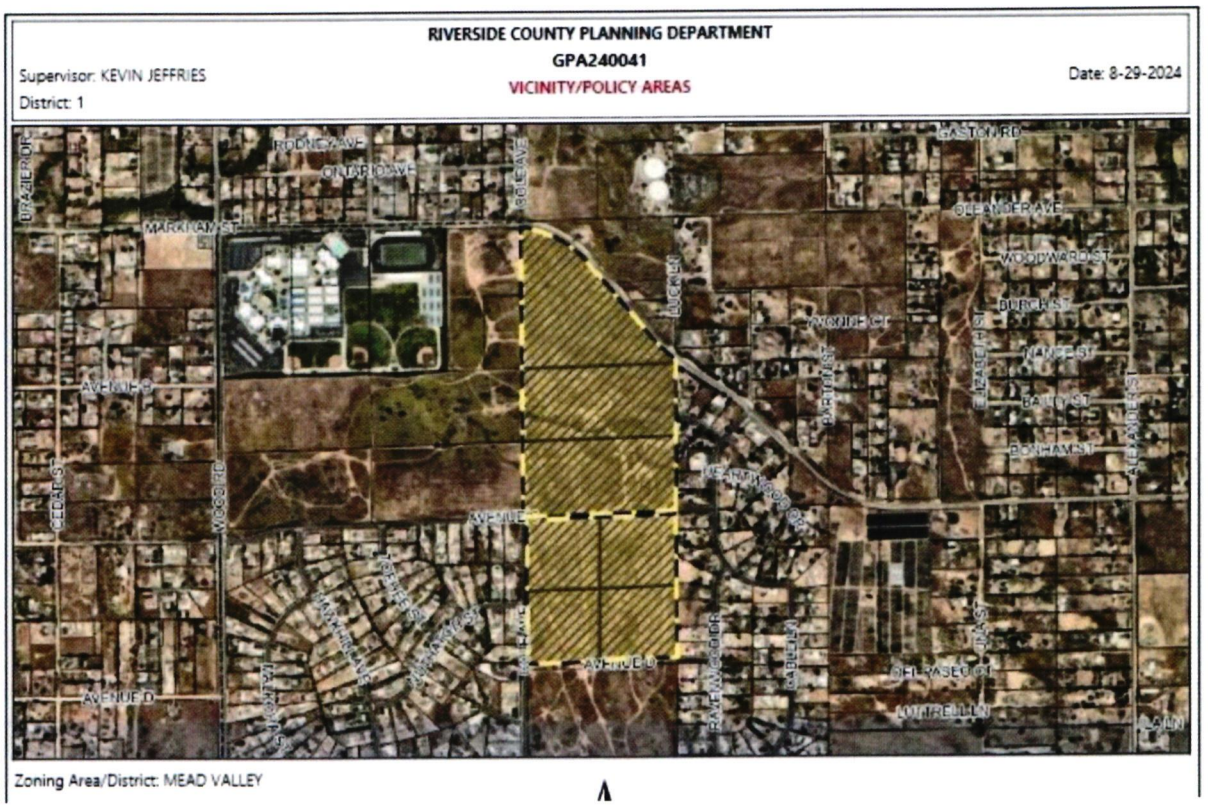


Exhibit C

LA TimeBurrowing owl now candidate for endangered status

California wildlife policymakers vote to consider the bird as populations decline.

AS OF LAST YEAR, there were at most 6,500 pairs of burrowing owls remaining in California. (Carolyn Cole Los Angeles Times)

By Lila Seidman

California wildlife policymakers have opted to protect the diminutive Western burrowing owl as they consider listing the rapidly declining species as endangered or threatened.

The state Fish and Game Commission unanimously voted last week to make the unique avian a candidate for permanent safeguards under state law while acknowledging the perspectives of stakeholders from industries that could be affected by the decision.

Conservationists point to development, agriculture and clean energy projects as contributing to the owls' decline by snatching habitat. Some industry representatives pushed back on the claims and underscored the importance of their role in the state.

"I think economics versus conservation is a false choice," commission President Samantha Murray said during the Thursday meeting. "In California, we have the fifth-biggest economy in the world. We can have solar and housing and food and burrowing owls."

The commission rejected a similar bid for protections roughly 20 years ago, and since then the situation has become more dire for the bird — the only owl species to nest and roost in

underground burrows. Proponents of exploring the listing of the owls under the California Endangered Species Act said existing regulations and management strategies haven't worked.

In 2003, when a petition to consider listing the species was denied, there were no more than 10,500 breeding pairs, according to the California Department of Fish and Wildlife. As of last year, there were at most 6,500 pairs.

It's believed the owl with bright yellow eyes has been extirpated from 16% of its range in parts of the coast and Central Valley. It has been nearly wiped out in 13% of its range, also in those regions. In the Bay Area, the owl is barely hanging on.

"At long last there's a glimmer of hope for California's rapidly disappearing burrowing owls, who desperately need protection," said Jeff Miller, a senior conservation advocate at the Center for Biological Diversity, in a statement.

In March, the center, along with the Defenders of Wildlife, the Burrowing Owl Preservation Society, the Santa Clara Valley Audubon Society, the Urban Bird Foundation, the Central Valley Bird Club and the San Bernardino Valley Audubon Society, filed a petition with the commission seeking endangered or threatened status for burrowing owl populations. Miller penned the 2003 and 2024 petitions. Miller describes the owls as "eggs on legs" because the animal's round head and body sit atop long, skinny legs. They stand just 7 to 10 inches tall and, as their name suggests, nest underground. "They can seem kind of goofy," Miller told The Times earlier this year.

The owls inhabit grasslands, shrublands and deserts, as well as "human-altered landscapes," including agricultural lands, golf courses and cattle pastures, the California Department of Fish and Wildlife's Anne Hilborn told the commission. "The things that they really need are burrows and short vegetation," with the burrows primarily appropriated from ground squirrels, she said.

Sprawl development and control efforts targeting ground squirrels have pushed the owls out of the areas they dwell in, while renewable-energy projects and some types of agriculture also have infringed on their digs, according to conservationists.

The burrowing owl is a California species of special concern, a U.S. Fish and Wildlife Service bird of conservation concern, and has protections under the Migratory Bird Treaty Act. It is not listed under the federal Endangered Species Act.

"Burrowing owls cannot wait any longer," Miller told the commission. "And I'll just say, personally, I love this species. And I'd like to see them around for future generations throughout the state."

Home building, agriculture and solar and wind energy industry representatives rejected some assertions made by the petitioners while underscoring their contributions to top state goals, such as moving away from fossil fuels and increasing housing.

Shannon Eddy, executive director of the Large-Scale Solar Assn., who supported exploring listing the owls, said the petitioners made unsubstantiated claims about the effect of solar projects on the species. Eddy said solar projects had protected the owls' grasslands and that they'd been known to return to solar energy development sites once construction was completed.

"We are a country divided, and we need to stand against false rhetoric," she said during public comment, "and we need to dispel the kind of specious assertions like these that turn regulators and the public against one of our best tools to address the climate crisis."

Clark Morrison, a natural resources attorney representing the California Building Industry Assn., said the industry "does find itself facing great challenges because of the pace of listings and other regulatory changes in the state."

"These do have an impact on the provision of housing," he told the commission. "They slow projects down. In many cases, the projects are abandoned because the regulatory challenges can't be met."

Miller, however, argued that the development threatening the owls is urban sprawl, often characterized by low-density housing — not areas where affordable housing is built.

Wildlife officials said they do not see elevating the owl to candidate status as undercutting other priorities.

"I appreciate how important all of those dimensions of what's happening in the state are and also how urgent the situation is for the owl," commission Vice President Erika Zavaleta said.

The owl, now a candidate to be listed under the state Endangered Species Act, will enjoy the same protections as if it was listed while a 12- to 18-month status review moves forward. "After decades of effort to safeguard declining burrowing owl populations in California, the species has finally been afforded interim state protections where they're most needed — at least for the time being," said Pamela Flick, California program director with Defenders of Wildlife, in a statement.

Once the review is complete, the Fish and Game Commission will decide whether to deem the owls — statewide or certain populations — threatened or endangered under state law.

Lopez, Daniel

From: Michael Parham <mparham237@gmail.com>
Sent: Monday, June 23, 2025 6:18 PM
To: Clerk of the Board
Subject: OPPOSITION TO AMENDMENTS NO. 240041 (GPA 240041) and 240050 (GPA 240050
Attachments: Opposition Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am unable to attend the public hearing scheduled for Tuesday, June 24, 2025. I am submitting a written OPPOSITION letter stating my concerns with the change in the General Plan. Please see attached letter.

--
Thank You,
Michael Parham

22.2

June 23, 2025

Michael W. Parham
19461 Nuthatch Street
Perris, CA 92570
mparham237@gmail.com
909-227-5369

Clerk of the Board cob@rivco.org
Attn: Board of Supervisors / General Plan Advisory Committee
4080 Lemon Street, Board Chambers (1st Floor)
Riverside, CA 92502-1147

Subject: Opposition to Foundation Component Plan Amendments No. 240041 and No. 240050

Dear Members of the Board of Supervisors and County Planning Officials,

I am writing as a concerned resident and member of our local community to express my strong opposition to the initiation of the proposed Foundation Component Plan Amendments No. 240041 and No. 240050. These amendments, which would rezone current Low-Density Residential areas to allow for medium or higher density development, pose significant risks to our community's infrastructure, public safety, and the overall character of our neighborhood.

Traffic and Road Capacity Concerns

One of my primary concerns is that these amendments will lead to a substantial increase in vehicular traffic. Our local road network was designed to serve a low-density, rural community. The sudden influx of additional vehicles will overwhelm existing roadways, exacerbate congestion, and extend commute times—not to mention jeopardize the timely response of emergency services. Increased traffic will not only inconvenience residents but could also delay first responders who are critical to maintaining public safety during emergencies.

Inadequate Supporting Infrastructure

The reclassification of our community into medium or higher density zones necessitates a level of infrastructure that our current utilities simply do not support. Our water, sewer, electrical, and communications systems—as well as other public amenities—were established based on the original, low-density design of our residential area. Transitioning to a higher density without comprehensive upgrades will likely lead to service disruptions and reduced reliability. Moreover, our emergency services, which are calibrated to support a low-density population, will find themselves under an unsustainable burden, further risking the safety and wellbeing of our residents.

Preservation of Community Character and Quality of Life

Our community prides itself on its low-density, residential character, offering open spaces, a peaceful environment, and a sense of belonging that is increasingly rare. Re-zoning these areas to accommodate higher density development not only threatens to alter the fundamental fabric of our neighborhoods but could also lead to the loss of cherished community attributes that many residents depend on for a high quality of life. It is imperative that any changes in zoning prioritize both sustainable growth and the maintenance of our community's unique identity.

Conclusion

In light of the severe implications for increased traffic congestion, the current lack of adequate infrastructure to support a higher density, and the negative impact on our existing utilities and first responder efficiency, I respectfully request that the County reconsider the initiation of these foundation component plan amendments. Our community deserves a development strategy that enhances quality of life, maintains public safety, and ensures that our infrastructure is not irreparably stressed.

Thank you for taking the time to consider my concerns. I look forward to a careful review of these amendment proposals and a decision that prioritizes the long-term welfare of Riverside County's residents.

Sincerely,

Michael W. Parham

Lopez, Daniel

From:	Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>
Sent:	Monday, June 23, 2025 4:22 PM
To:	Clerk of the Board; COB-Agenda; cob@rcbos.org; Wheeler, Timothy; Marshalian, Richard; Setser, Jennifer; Office of 2nd District Supervisor; Karen Spiegel; District3; District 4 Supervisor V. Manuel Perez; District 5
Cc:	Dr. John Lordsal MINNELLA
Subject:	Opposition to Foundation Plan Amendments 240041 and 240050
Attachments:	25-06-24 GPA 240041 & 240050 RAGLM Oppo. Letter.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

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

Clerk of the Board of Supervisors:

Please file and distribute to the Board regarding Agenda Item 22 (and specifically GPA 240041 and 240050) which are before the board on June 24, 2025 the attached Opposition of the Residents Association of Greater Lake Mathews, Inc. ("RAGLM) regarding both 240050 and 240041.

Respectfully,

John L. Minnella
President: RAGLM

California, USA address: 17291 Irvine Boulevard, Suite 103, Tustin, California 92780-2929. Telephone: 714/543-9005. Email: drjminnella@yahoo.com or minnellalaw@sbcglobal.net.

22.2

RAGLM

THE RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS, INC.

(Incorporated 2001)
Meeting Place: Lake Mathews Community Room: 16453 El Sobrante Rd., Lake Mathews 92570
Mailing Address: 3410 La Sierra Ave. PMB F41, Riverside, CA 92503
Webpage: https://www.facebook.com/RAGLM

June 23, 2025

Clerk: cob@rivco.org
Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, California 92502-1147

Re: June 24, 2025 Agenda Item 22:
INITIATION OF FOUNDATION COMPONENT GENERAL PLAN – AMENDMENTS NO. 240041 (GPA 240041) and 240050 (GPA 240050)
Residents Assn. of Greater Lake Mathews Opposition to 240041 & 240050

Dear Supervisors of Riverside County:

The Residents Association of Greater Lake Mathews, Inc. (also known as "RAGLM"), a non-profit association founded in 2001 consistently dedicated to keeping the rural lifestyle, protecting the open spaces, and preserving the wildlife in our Greater Lake Mathews community and area, and the only community organization representing the approximately 25,000 residents of our unincorporated area, vehemently and unanimously **opposes approval of GPA 240041** as well as its companion/related project, **GPA 240050**.

Our opposition is based on the following serious community concerns:

1) Intentional effort of county bureacracy and developers to involuntarily transform our rural community by substantially increasing it population naturally causing a change of this portion of our community from rural to suburbia (Very Low Density Residential to Community Development: Medium Density Residential) contrary to the consistently expressed opposition and wishes of our community and the formerly consistent promises of County Government **for decades** to maintain our rural community nature.

2) Substantial, unplanned-for increase in enrollment in area schools contrary to the expressed wishes of the Val Verde Unified School District and to the detriment of enrolled local students.

3) Substantial additional vehicular traffic and congestion in an existing rural community already lacking required infrastructure and undesirous of government plans to transform rural roads to high traffic, commercial accommodating highways.

4) Substantial additional demands on water, utilities, fire, police and other public services already lacking the required infrastructure causing existing residents increased cost assessments not caused by them.

5) Substantial consequential air, light, water, vehicle exhaust and other pollution increase.

6) Substantial increased crime the result of substantial new population in an otherwise existing area of very, very low criminal activity.

7) Most importantly, approval despite the consistent opposition of this community is contrary to the very concept of representative government wherein government should and must reflects the wishes of the constituency rather than dictating and imposing its own goals as in this case. I believe RAGLM's opposition position is also the position of the Rural Association of Mead Valley (RAMV) and of NO2REZONING which I also chair.

Respectfully,

FOR THE BOARD OF DIRECTORS OF
THE RESIDENTS ASSOCIATION OF
GREATER LAKE MATHEWS, INC. ("RAGLM")

John L. Minnella
President

JLM:bs
Cc: Tim Wheeler, twheeler@rivco.org
Richard Marshalian, rmarshalian@rivco.org

Lopez, Daniel

From: roxychicj <roxychicj@aol.com>
Sent: Monday, June 23, 2025 4:21 PM
To: Clerk of the Board; Marshall, Robert
Subject: General plan amendment 240041

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

I am writing regarding "initiation of general plan amendment no. 240041 (gpa240041)". I would like to submit my comments since I can not attend the meeting tomorrow:

Good morning. My name is Julie Gutierrez. I reside at 18360 Cable Ln. and the request to change the zoning from Rural Community - Very Low Density Residential to Community Development & Open Space - Medium Density Residential & Conservation directly affects my home and my neighborhood. I have lived here for 16.5 years and most of my neighbors have lived here longer than I have. Most of my neighbors own animals and livestock. We all moved here due to the 1 acre lot sizes and a rural lifestyle. Changing the zoning to medium density would be detrimental to our lifestyles, plus it would cause a much unwanted increase in traffic and pollution in the area. Many of the neighbors ride their horses in the neighboring areas and the increase in traffic, in addition to a development that does not abide with a rural lifestyle, will be dangerous not only for the riders, but the animals too. I know that eventually the field will be developed but we moved to the area knowing that 'when' it would be developed in the future, that it would be very low density and would blend with our rural lifestyle. The owners of the parcels in question have owned them long enough that due to the property value increases, they can develop the parcels and make plenty of money while keeping the zoning as is. They are being greedy by trying to cram as many homes into a space as possible with no regard to those of us who live here, and those of us who live here do not want the zoning to be changed. Thank you for your time, and I kindly ask that the rezoning request be denied.

Thank you,
Julie Gutierrez

Sent from my Galaxy

22.2

Lopez, Daniel

From: Acquia Mail
Sent: Monday, June 23, 2025 7:22 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250624.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 23, 2025

Submitted values are:

First Name
Franco

Last Name
Pacheco

Phone
9517967757

Agenda Date
06/24/2025

Agenda Item # or Public Comment
Public comment 22.2 , 22.3,23.1, and 24 for public comment

State your position below
Neutral

22.2

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Terrie McCandlish

Address: 19488 Killdeer Ct

City: Perris **Zip:** 92570

Phone #: 909-331-6408

Date: 6-24-2025 **Agenda #** 22.2 ~~and 22.3~~

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

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

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

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

Individual Speaker Limits:
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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:
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+ Ke 4 ✓

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SPEAKER'S NAME: Debbie WALSH

Address: MEAD VALLEY

City: _____ **Zip:** _____

Phone #: _____

Date: 6-24-25 **Agenda #** 22.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

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Riverside County Board of Supervisors
Request to Speak

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SPEAKER'S NAME: Vicki Sanchez

Address: 20020 Smith Rd

City: _____ **Zip:** _____

Phone #: _____

Date: 6-24-25 **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: Debbie Walsh

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: Dana Stark

Address: 17855 Kenny Rd.

City: Riverside **Zip:** 92508

Phone #: 951-965-6837

Date: 6-24-25 **Agenda #** 22.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: Gary Stark

Address: 1178 55 Kenny Rd

City: Riverside **Zip:** 92508

Phone #: 951 213 8287

Date: 6-24-25 **Agenda #** 22.2

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SPEAKER'S NAME: Jacqueline H. Flores

Address: 18690 Cable Lane

City: Perris **Zip:** 92570

Phone #: (951) 963-4582

Date: 6/24/25 **Agenda #** 22.2

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

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SPEAKER'S NAME: MANUELA MARTINEZ

Address: 21600 BAILEY ST

City: Perris **Zip:** 92570

Phone #: 951 452 9309

Date: 6-25-25 **Agenda #** 27892 22.2

PLEASE STATE YOUR POSITION BELOW:

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

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

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SPEAKER'S NAME: Franco Pacheco

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.2

PLEASE STATE YOUR POSITION BELOW:

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

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SPEAKER'S NAME: Sonya Mendez

Address: &

City: Woodcrest **Zip:** 92504

Phone #: 951 892 8897

Date: 6/24/2024 **Agenda #** 22.2.

PLEASE STATE YOUR POSITION BELOW:

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

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SPEAKER'S NAME: Ted Weggeland

Address: 3750 University Ave #570

City: Riverside CA **Zip:** 92501

Phone #:

Date: 6/24/25 **Agenda #** 22.2

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

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