

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



ITEM: 22.3  
(ID # 27893)

**MEETING DATE:**

Tuesday, June 24, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR) and Community Development Medium Density Residential (CD:MDR), allow for submittal of an application for a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site. 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 GPA240050 is initiated by the Board of Supervisors. – First Supervisorial District – Mead Valley District – Lake Mathews / Woodcrest Area Plan – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o TB Planning – Existing Zoning: A-1 (Light Agricultural), R-A (Residential Agricultural) – Existing Land Use: Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Avenue C, south of Markham St., east of Wood Road, and west of Cole Ave. Not a Project under CEQA – APN(s): 321-090-004, -007, -008, -009, -026, and -052 – 97.25± Gross Acres – District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Continued on page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 6/18/2025

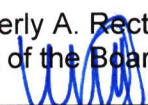
  
Rania Odenbaugh, TLMA Director 6/18/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Medina 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. 240050 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:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240050 (GPA240050)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240050 (GPA240050)** and requiring the applicant submit to the County the project within 6 months.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND**

**Summary**

The Foundation Component General Plan Amendment No. 240050 (GPA240050) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD), and amend its Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR) and Community Development Medium Density Residential (CD:MDR), on six (6) parcels totaling 97.25± gross acres, to allow for submittal of an application for a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site.

The six (6) parcels are located north of Avenue C, south of Markham St., east of Wood Rd., and west of Cole Ave.

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 (GPA240050) 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.

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**Applicant Proposal**

FC-GPA240050 is a proposal to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR) and Community Development Medium Density Residential (CD:MDR). The six (6) parcels are located within the Lake Mathews / Woodcrest Area Plan, and not within any policy area or overlay.

If FC-GPA240050 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site.

**Proposed Future Land Use**

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

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

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.

**Changes to Applicant Proposal**

After presentation of the project proposal to the General Plan Advisory Committee (GPAC) and Planning Commission (PC), the Applicant submitted a change to the proposal that is reflected in this staff report. The previous applicant proposal that was considered in the GPAC and PC public hearings was for a change from the Rural Community: Very Low Density Residential (RC:VLDR) land use designation to Community Development: Medium Density Residential (CD:MDR). The reduction in proposed density of the implementing project is reflected in the current proposal before the Board of Supervisors.

**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

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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 240050 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:** 2<sup>nd</sup>, 3<sup>rd</sup>, and 5<sup>th</sup> Districts

**Neutral:**

**Not Present:** 1<sup>st</sup> and 4<sup>th</sup> Districts

**Abstain:**

**Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA 240050 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. 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 cited the desire for housing and preference for the proposed development as opposed to the current uses on the property.

After public comments, the Planning Commission continued the public hearing for GPA240050 to a date certain of December 18, 2024. The Planning Commission public hearing of December 18, 2024, was subsequently cancelled.

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In accordance with the requirements of Ordinance 348, a duly noticed public hearing to discuss FC-GPA 240050 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.

Of the six (6) public comments received, all were against initiation of a General Plan Amendment, and no comments were in support. Comments against the initiation of the GPA cited poor traffic, bad impact on animals, desire to retain the rural community character, density issues, and the concern that new development would increase crime rates.

The Committee discussed the project. Issues that were discussed included concern about the projects compatibility with the density of surrounding areas, a desire to keep development to a density that is more similar to the surrounding neighborhood, concerns about compatibility with rural character of the community, and support for a proposal with a lower density implementing project. The final result of the Planning Commission's discussion of the initiation is provided below.

**Support:** 4<sup>th</sup> District  
**Against:** 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Districts  
**Neutral:**  
**Not Present:** 5<sup>th</sup> 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**

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STATE OF CALIFORNIA



Jason Farin, Principal Policy Analyst

6/19/2025



Aaron Gettis, Chief of Deputy County Counsel

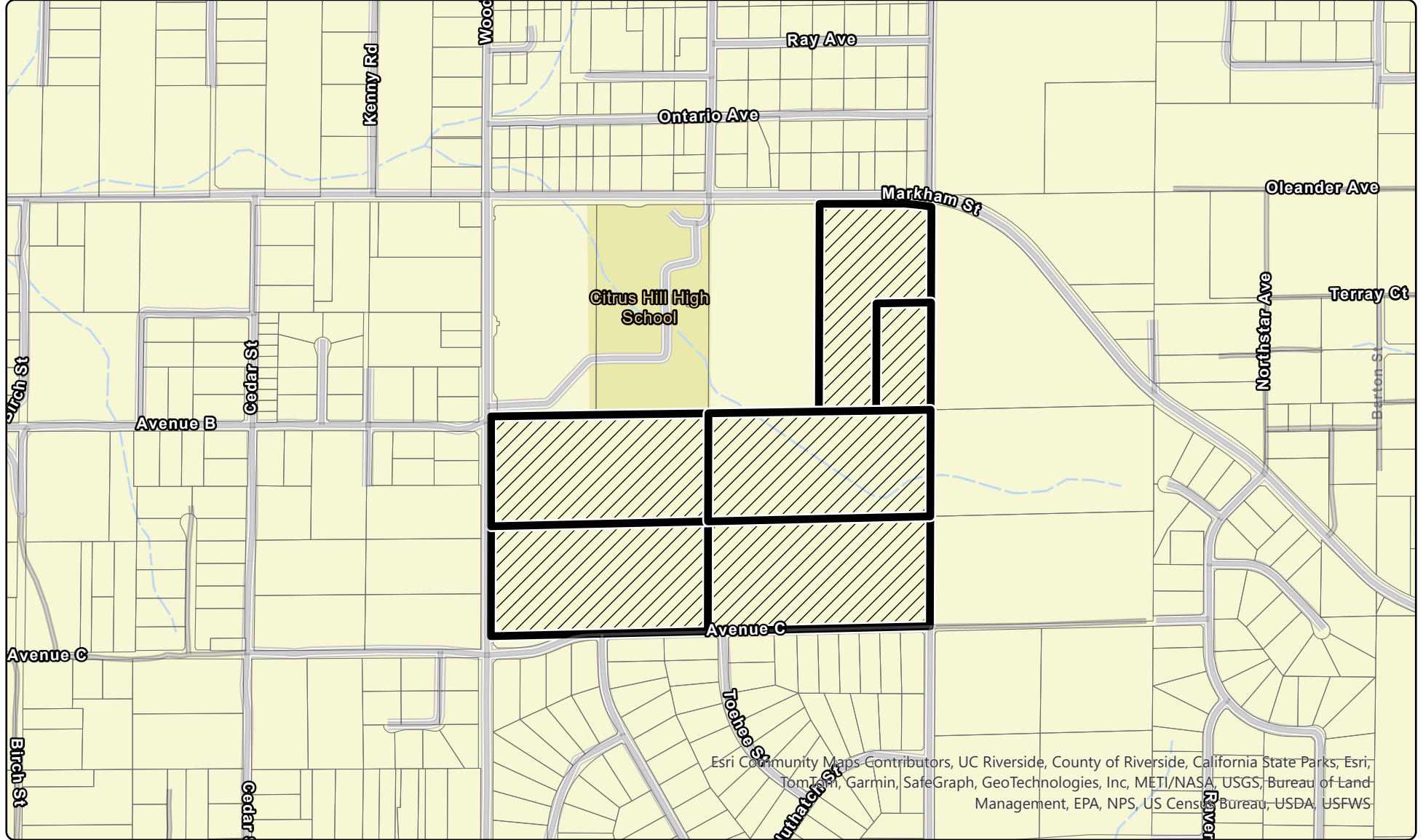
6/17/2025

# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA240050

## VICINITY/POLICY AREAS

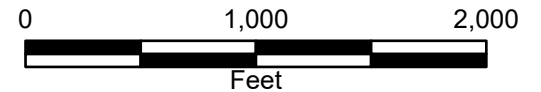
Supervisor: Medina  
District 1

Date Drawn: 6/17/2025  
Vicinity Map



Zoning Area: MEAD VALLEY

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.rcplma.org>

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, NPS, US Census Bureau, USDA, USFWS

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA240050

### LAND USE

Supervisor: Medina  
District 1

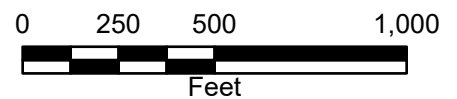
Date Drawn: 6/17/2025  
Exhibit 1



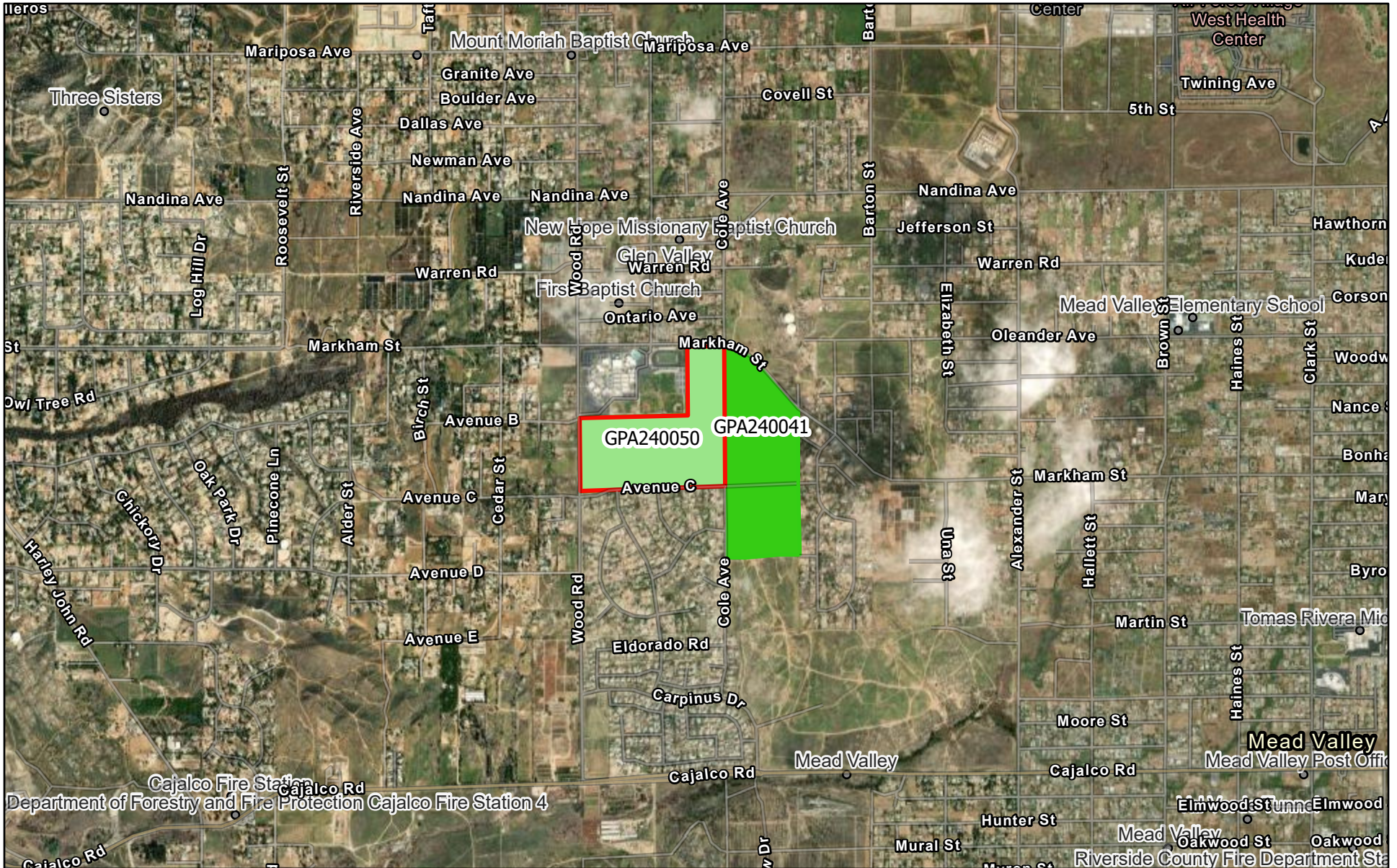
Zoning Area: MEAD VALLEY

Author: PetePang

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# Foundation Component GPA Cycle Map



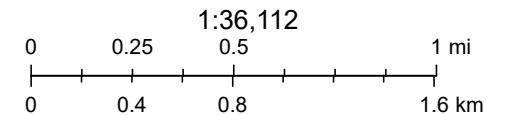
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 FC-GPA240050

FGPA Web Map

 California Geographic Names Information System

 Active



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

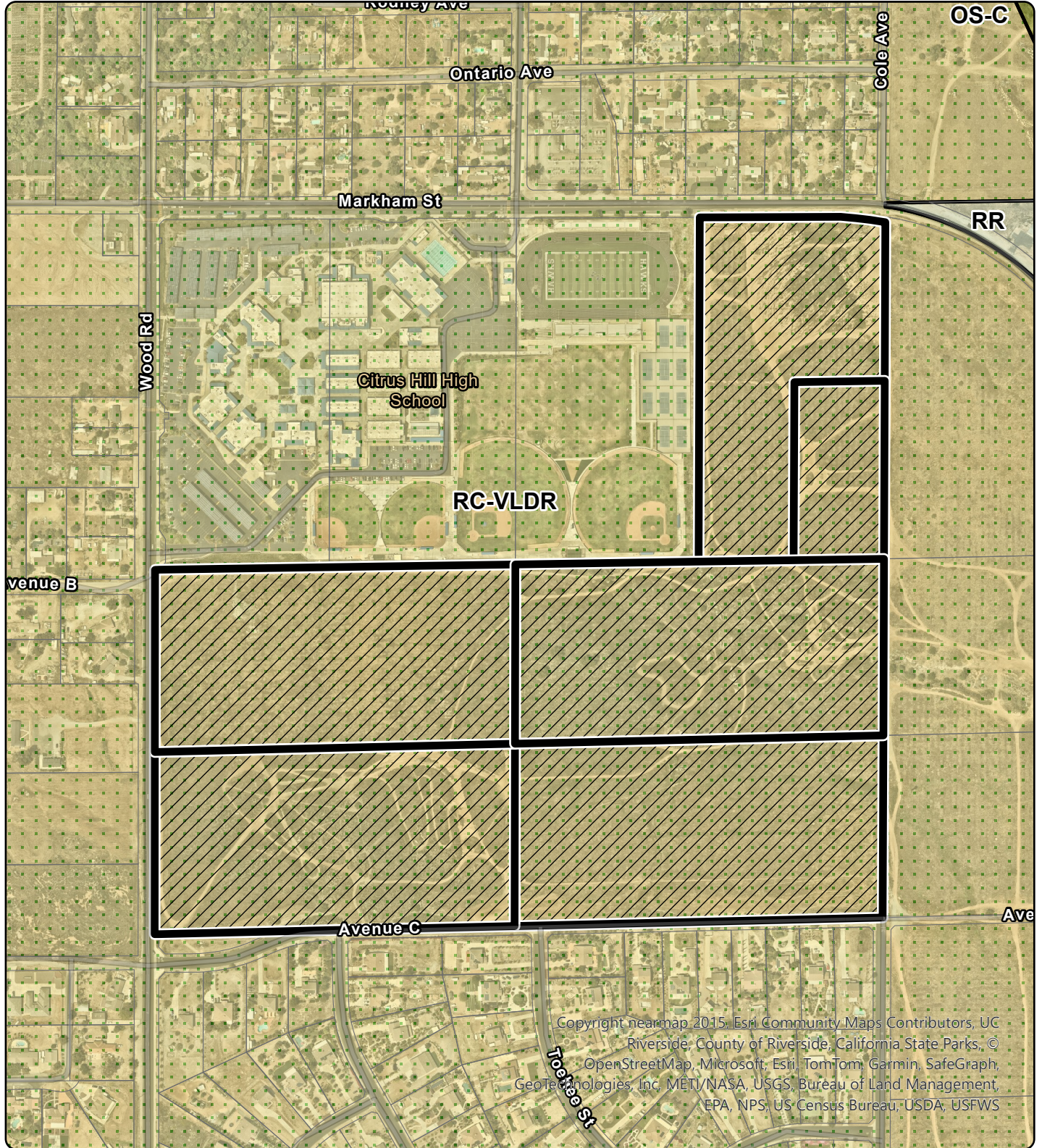
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA240050

### EXISTING GENERAL PLAN

Supervisor: Medina  
District 1

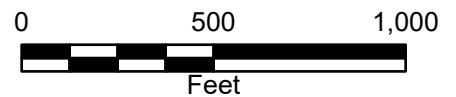
Date Drawn: 6/17/2025  
Exhibit 5



Zoning Area: MEAD VALLEY

Author: PetePang

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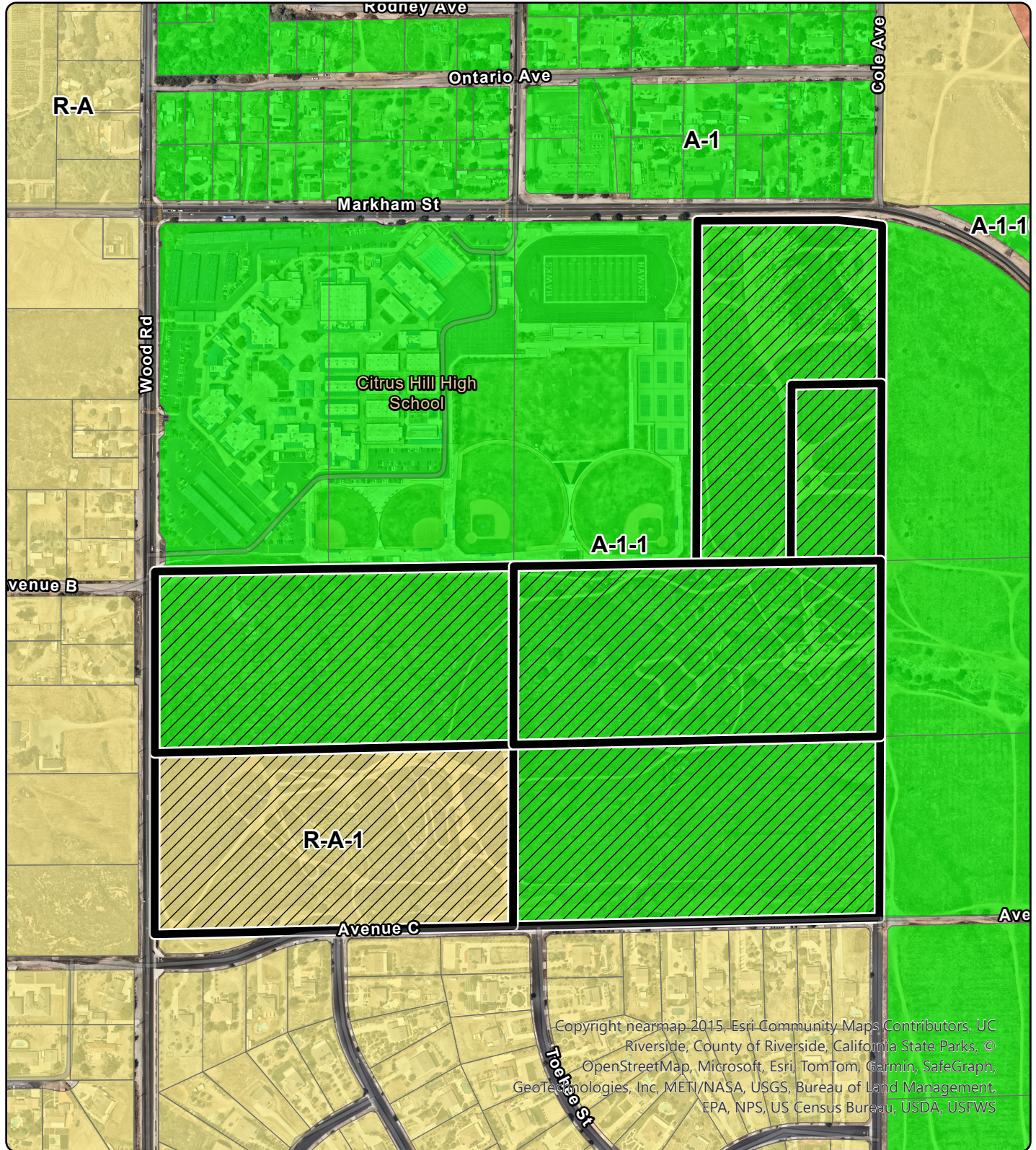


RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA240050

Supervisor: Medina  
District 1

Date Drawn: 6/17/2025  
Exhibit 2

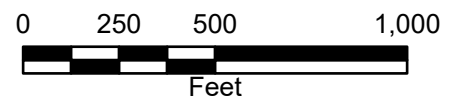
**EXISTING ZONING**



Zoning Area: MEAD VALLEY

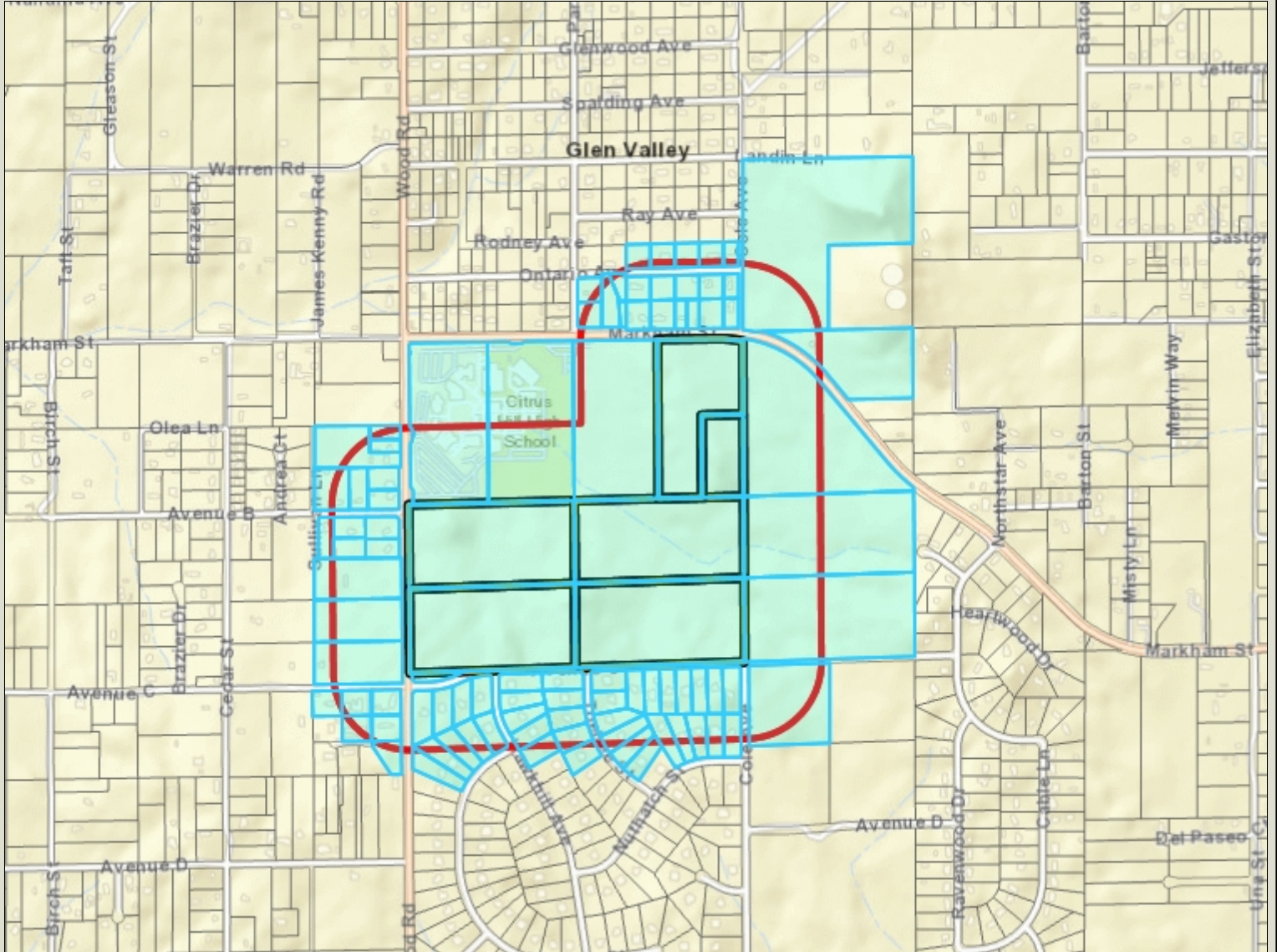
Author: PetePang

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# Riverside County GIS Mailing Labels

FC-GPA240050



## Legend

- County Boundary
- Cities
- Parcels
- World\_Street\_Map

## Notes

600 ft. radius



0 1,508 3,015 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... 6/12/2025 10:02:04 AM

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266302006  
DRAKE MICHAEL G & DRAKE DEBORAH L  
LIVING TRUST DATED 5/1/2019  
19344 ONTARIO AVE  
RIVERSIDE CA 92508

266303003  
RODRIGO TORRES  
19373 ONTARIO AVE  
RIVERSIDE CA 92508

266303006  
DORA N. MEZA  
8786 SAN VICENTE DR  
YUCCA VALLEY CA 92284

266303008  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

266312005  
RYAN HERNANDEZ  
19394 ONTARIO AVE  
RIVERSIDE CA 92508

266312006  
DALE EVERETT HIGHBARGER  
P O BOX 51297  
RIVERSIDE CA 92517

266312007  
KHAMPASONG CHANTHAVONG  
19462 ONTARIO AVE  
RIVERSIDE CA 92508

266312008  
MARTIN MAGANA  
19488 ONTARIO AVE  
RIVERSIDE CA 92508

266313001  
CRAIG ALAN SCHULTZ  
9567 CAPITAN CT  
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

321030023  
TAYLOR DAVID & STAR LIVING TRUST DTD  
7/14/21  
2106 DANA ST  
CORONA CA 92879

321030024  
IVIS J CALDERON ADRIAN  
18131 WOOD RD  
PERRIS CA 92570

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LUIS FERNANDO ZAPIEN  
18155 WOOD RD  
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AARRON MOTTE  
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LUIS ARRELLANO  
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NUNEZ TOMMY FAMILY TRUST  
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29129 WAYFARER CT  
LAKE ELSINORE CA 92530

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SALLY A. DHAHBI  
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PERRIS CA 92570

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SAUGUS CA 91350

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CORONA CA 92879

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RICARDO CASAS  
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PERRIS CA 92570

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MATILDE BENITEZ  
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RAFAEL GALECKI  
18867 AVENUE C  
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321060026  
RUIZ DAVID & XOCHITL REVOCABLE LIVING  
TRUST 4/16/2024  
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PERRIS CA 92570

321060027  
JEFFERY A. CAMIRE  
18525 WOOD RD  
PERRIS CA 92570

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TILLERY FAMILY TRUST DTD 2/21/24  
18940 PRICELESS RD  
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RUDY ALEXANDER PENA  
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EDGARD C. FLORES  
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PERRIS CA 92570

321090004  
LCY INV  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

321090049  
VAL VERDE UNIF SCHOOL DIST  
555 S FLOWER ST 41ST FL  
LOS ANGELES CA 90071

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

321421002  
DANIEL E. ALBANESE  
18654 TOEHEE ST  
PERRIS CA 92570

321421003  
CHRISTOPHER J. WRIGHT  
3670 LOLO ST  
KALAHEO HI 96741

321421004  
ITZIAR ROMO  
18606 TOEHEE ST  
PERRIS CA 92570

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JAIME ROMERO  
18558 TOEHEE ST  
PERRIS CA 92570

321421006  
MIGUEL ANGEL CONTRERAS  
18534 TOEHEE ST  
PERRIS CA 92570

321421007  
ESTHER MIRIAM LUEVANO  
18510 TOEHEE ST  
PERRIS CA 92570

321421008  
JESUS RAMIREZ CHAVEZ  
19325 AVENUE C  
PERRIS CA 92570

321421009  
ALBERT NAVARRO  
19349 AVENUE C  
PERRIS CA 92570

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LITTLEWORTH SCOTT D & BEVERLY J  
LITTLEWORTH TRUST DATED 03/21/14  
19373 AVENUE C  
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JAMES BORI  
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VICENTE GUTIERREZ ARENAS  
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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

321422001  
DIANE MARIE SILVA  
18540 HAWKHILL AVE  
PERRIS CA 92570

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PERRIS CA 92570

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XI HUANG  
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PERRIS CA 92570

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PAUL E. HOWE  
18531 TOEHEE ST  
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TONYA STILLSON  
15525 SAGE CT  
MORENO VALLEY CA 92555

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ALI SEDAGHAT  
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JOSE L. VELASCO  
18614 HAWKHILL AVE  
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MARI LOPEZ  
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REVOCABLE TRUST  
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RIVERSIDE CA 92508

321423003  
EDGAR L RODRIGUEZ BARON  
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PERRIS CA 92570

321423004  
TOFA POLAMALU GANTT  
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PACIFIC BELL TELEPHONE CO  
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ALHAMBRA CA 91801

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PERRIS CA 92570

321423007  
JENNIFER L. SANCHEZ  
18537 MALKOHA ST  
PERRIS CA 92570

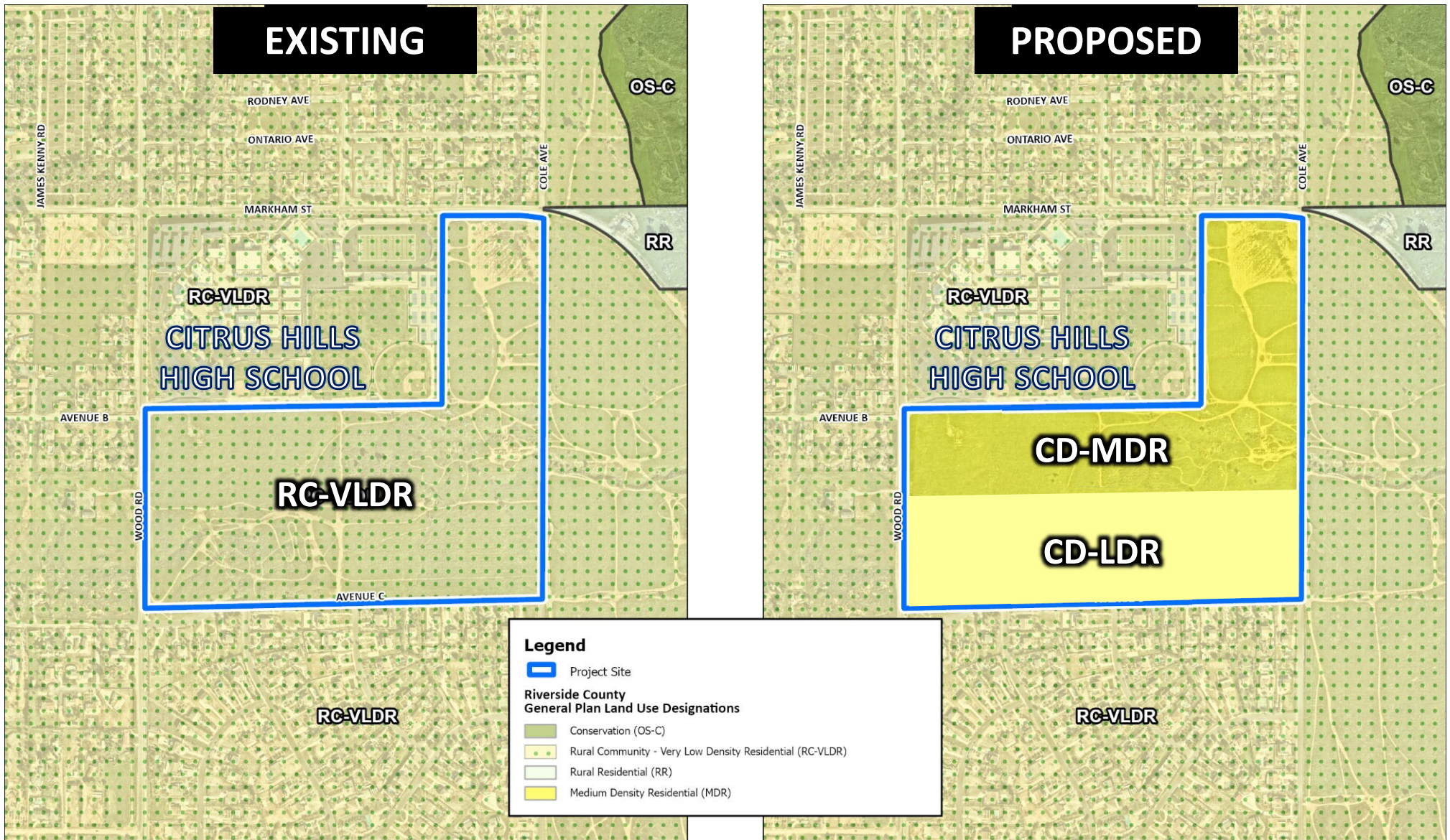
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JOSE ACEVEDO  
308 N VAIL AVE  
MONTEBELLO CA 90640

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CARLOS JIMENEZ  
18573 MALKOHA ST  
PERRIS CA 92570

321423010  
VICTORIA A. SANDOVAL KHAN  
18591 MALKOHA ST  
PERRIS CA 92570

# Avenue C and Wood Residential

GPA 240050



## Existing and Proposed General Plan Land Use Designations



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.4

(ID # 26161)

**MEETING DATE:**

**Monday, October 21, 2024**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – 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) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street – 97.25 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 GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Medium Density Residential (CD:MDR) Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240050 is initiated by the Board of Supervisors. – APN: 321-090-004, -007, -008, -009, -026, and -052. Project Planner: Tim Wheeler at (951) 955-6060 or email at tweeler@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	GPA240050
Environmental Type:	Exemption
Area Plan No.	Lake Matthews/Woodcrest
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	321-090-004, -007, -008, -009, -026, and -052
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) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on six parcels, totaling 97.25 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The six parcels are located north of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240050 (GPA240050).**

**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)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
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) R-A-1 (Residential Agriculture, 1 acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-1 (Light Agriculture, 1 acre minimum)
East:	A-1-1 (Light Agriculture, 1 acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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South:	R-A-1 (Residential Agriculture, 1 acre minimum)
West:	R-A-1 (Residential Agriculture, 1 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings   School   Sports Fields   Parking Lot
South:	Single-Family Dwellings
East:	Vacant
West:	Single-Family Dwellings   Vacant

**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. 47   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**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**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 (GPA240050) 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**

GPA240050 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). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240050 is approved, the applicant intends to apply for implementing a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site. The property owners also intend to submit entitlement applications such as a Change of Zone and a Tentative Tract Map.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

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 – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

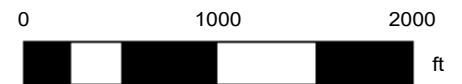
Date: 8-29-2024

District: 1



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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

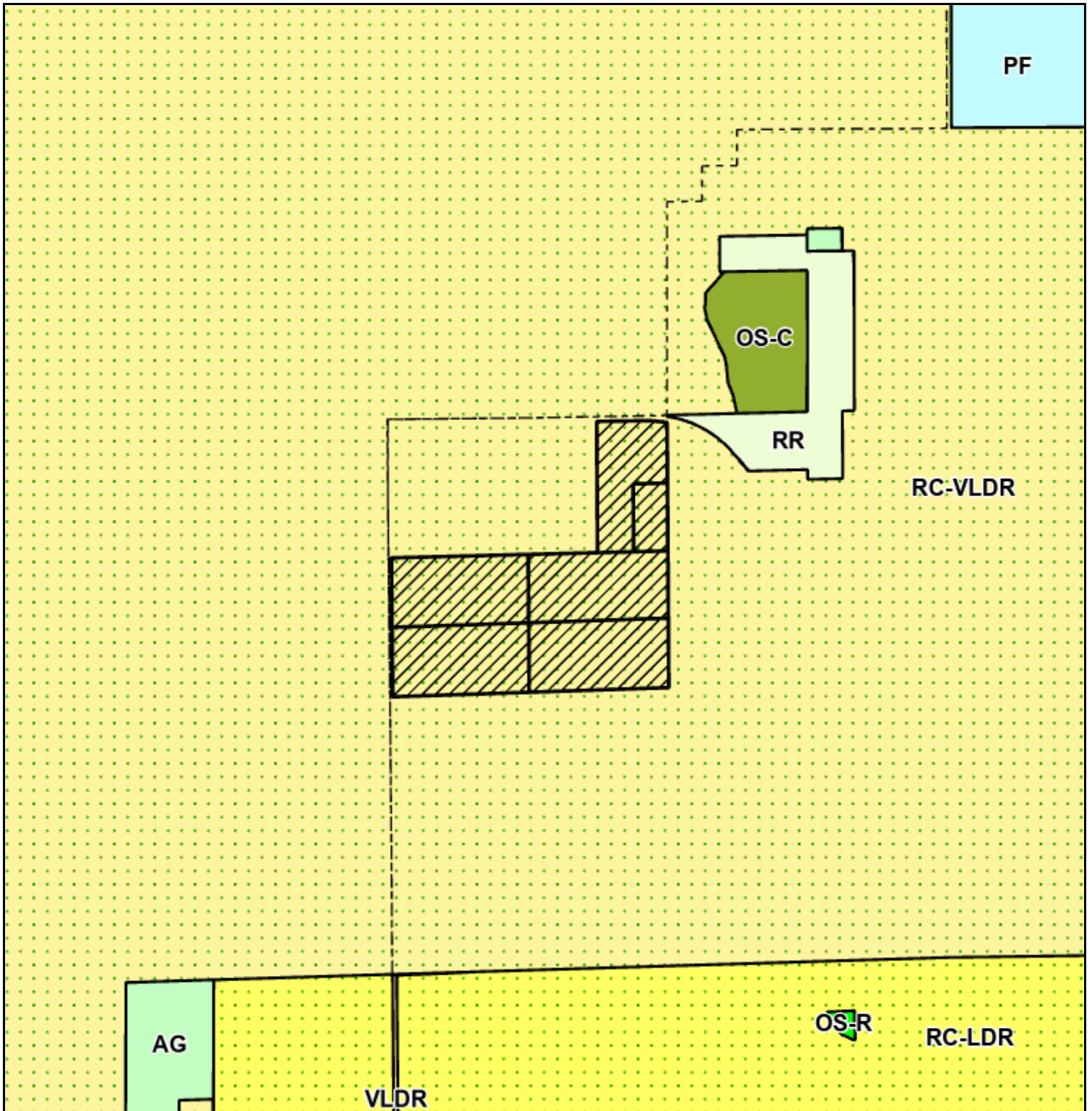
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

District: 1

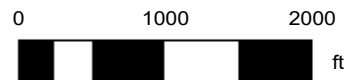
Date: 8-29-2024

Exhibit: 5



Zoning Area/District: MEAD VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

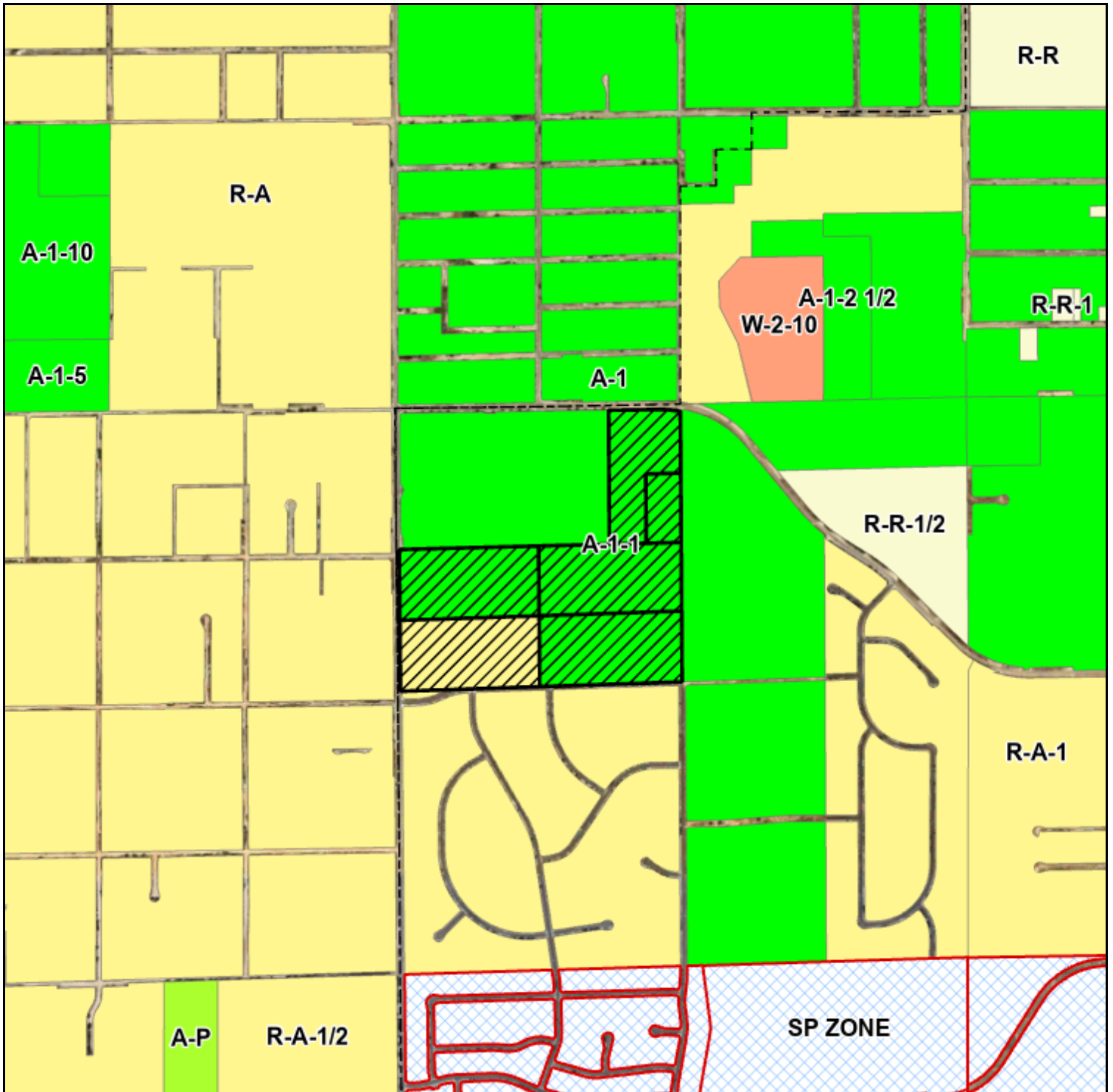
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

District: 1

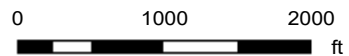
Date: 8-29-2024

Exhibit: 2



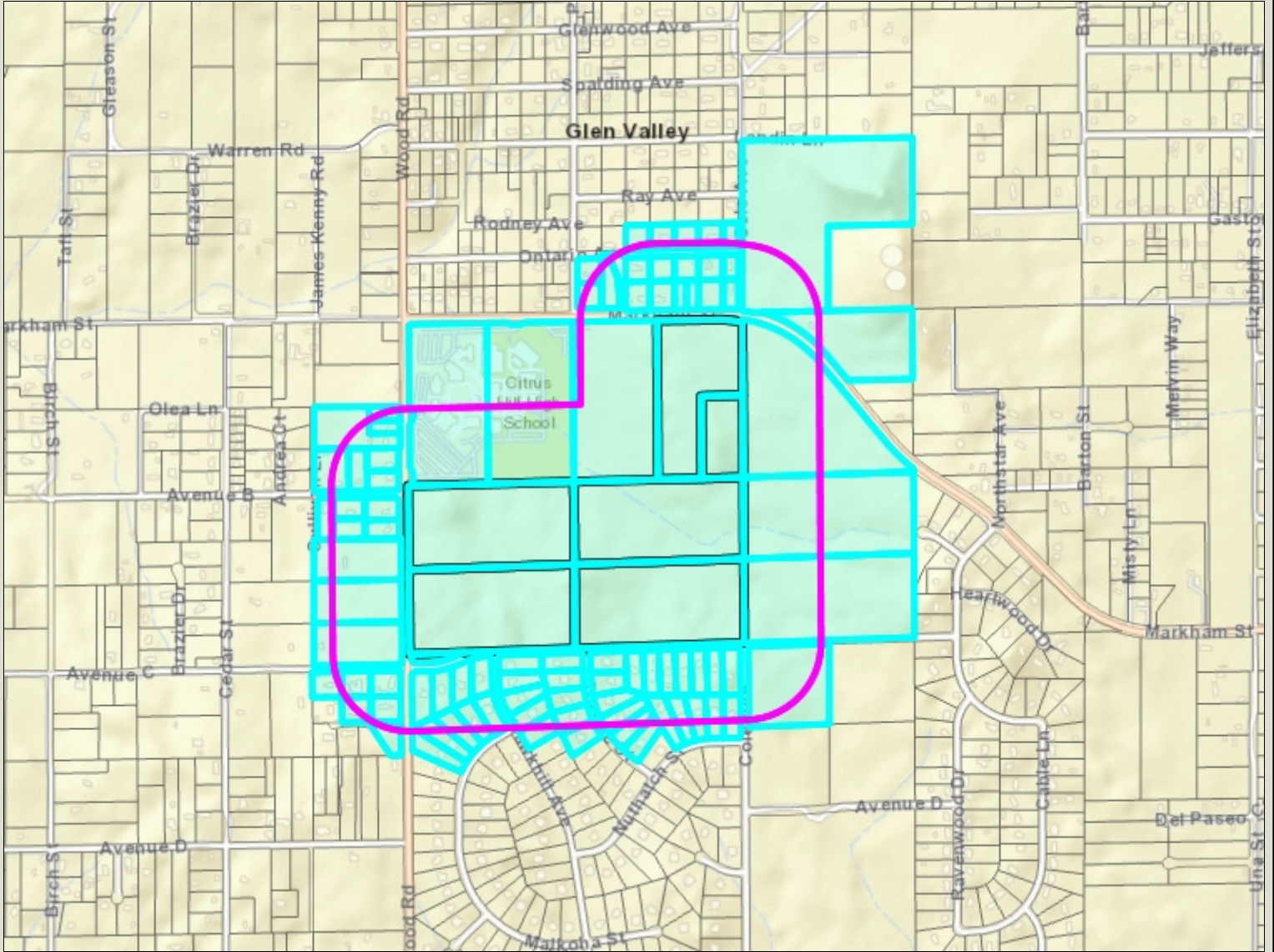
Zoning Area/District: MEAD VALLEY

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# Riverside County GIS Mailing Labels

GPA240050



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

## Notes



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

REPORT PRINTED ON... 9/9/2024 4:38:51 PM

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266302006  
DRAKE MICHAEL G & DRAKE DEBORAH  
L LIVING TRUST DATED 5/1/2019  
19344 ONTARIO AVE  
RIVERSIDE CA 92508

266303003  
RODRIGO TORRES  
19373 ONTARIO AVE  
RIVERSIDE CA 92508

266303006  
DORA N. MEZA  
8786 SAN VICENTE DR  
YUCCA VALLEY CA 92284

266303008  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

266312005  
RYAN HERNANDEZ  
19394 ONTARIO AVE  
RIVERSIDE CA 92508

266312006  
DALE EVERETT HIGHBARGER  
P O BOX 51297  
RIVERSIDE CA 92517

266312007  
KHAMPASONG CHANTHAVONG  
19462 ONTARIO AVE  
RIVERSIDE CA 92508

266312008  
MARTIN MAGANA  
19488 ONTARIO AVE  
RIVERSIDE CA 92508

266313001  
CRAIG ALAN SCHULTZ  
9567 CAPITAN CT  
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

321030023  
TAYLOR DAVID & STAR LIVING TRUST  
DTD 7/14/21  
2106 DANA ST  
CORONA CA 92879

321030024  
IVIS J CALDERON ADRIAN  
18131 WOOD RD  
PERRIS CA 92570

321030025  
LUIS FERNANDO ZAPIEN  
18155 WOOD RD  
PERRIS CA 92570

321030030  
AARRON MOTTE  
18880 AVENUE B  
PERRIS CA 92570

321030031  
LUIS ARRELLANO  
18906 AVENUE B  
PERRIS CA 92570

321030032  
NUNEZ TOMMY FAMILY TRUST  
18205 WOOD RD  
PERRIS CA 92570

321030033  
JIMMY MONUGIAN  
29129 WAYFARER CT  
LAKE ELSINORE CA 92530

321040018  
SALLY A. DHAHBI  
18321 WOOD RD  
PERRIS CA 92570

321040020  
SUMANTH CHINTHAGUNTA  
9535 ORLEANS LN  
RIVERSIDE CA 92508

321040021  
JEANNETTE V. KELLEY  
23846 LOS ARROLLOS RD  
PERRIS CA 92570

321040030  
MORRIS FAMILY TRUST  
22351 MELODI LN  
SAUGUS CA 91350

321040035  
ESMERALDA GONZALEZ  
923 FORD ST  
CORONA CA 92879

321040044  
RICARDO CASAS  
18951 AVENUE B  
PERRIS CA 92570

321040051  
MATILDE BENITEZ  
18823 AVENUE B  
PERRIS CA 92570

321060025  
RAFAEL GALECKI  
18867 AVENUE C  
PERRIS CA 92570

321060026  
RUIZ DAVID & XOCHITL REVOCABLE  
LIVING TRUST 4/16/2024  
18960 PRICELESS RD  
PERRIS CA 92570

321060027  
JEFFERY A. CAMIRE  
18525 WOOD RD  
PERRIS CA 92570

321060030  
TILLERY FAMILY TRUST DTD 2/21/24  
18940 PRICELESS RD  
PERRIS CA 92570

321060031  
RUDY ALEXANDER PENA  
18570 PRICELESS RD  
PERRIS CA 92570

321060036  
EDGARD C. FLORES  
18885 PRICELESS RD  
PERRIS CA 92570

321090004  
LCY INV  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

321090049  
VAL VERDE UNIF SCHOOL DIST  
555 S FLOWER ST 41ST FL  
LOS ANGELES CA 90071

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

321421002  
DANIEL E. ALBANESE  
18654 TOEHEE ST  
PERRIS CA 92570

321421003  
CHRISTOPHER J. WRIGHT  
4489 PAPALINA RD #531  
KALAHEO HI 96741

321421004  
ITZIAR ROMO  
18606 TOEHEE ST  
PERRIS CA 92570

321421005  
JAIME ROMERO  
18558 TOEHEE ST  
PERRIS CA 92570

321421006  
MIGUEL ANGEL CONTRERAS  
18534 TOEHEE ST  
PERRIS CA 92570

321421007  
ESTHER MIRIAM LUEVANO  
18510 TOEHEE ST  
PERRIS CA 92570

321421008  
JESUS RAMIREZ CHAVEZ  
19325 AVENUE C  
PERRIS CA 92570

321421009  
ALBERT NAVARRO  
19349 AVENUE C  
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

321422001  
DIANE MARIE SILVA  
18540 HAWKHILL AVE  
PERRIS CA 92570

321422002  
RODNEY L. PERKINS  
18516 HAWKHILL AVE  
PERRIS CA 92570

321422003  
XI HUANG  
18507 TOEHEE ST  
PERRIS CA 92570

321422004  
PAUL E. HOWE  
18531 TOEHEE ST  
PERRIS CA 92570

321422005  
TONYA STILLSON  
15525 SAGE CT  
MORENO VALLEY CA 92555

321422006  
CHARLES DOUGLAS  
18579 TOEHEE ST  
PERRIS CA 92570

321422007  
WAYNE K. WOLFF  
18603 TOEHEE ST  
PERRIS CA 92570

321422018  
JOSE L. VELASCO  
18614 HAWKHILL AVE  
PERRIS CA 92570

321422019  
MARI LOPEZ  
18590 HAWKHILL AVE  
PERRIS CA 92570

321422020  
EPIFANIO ALVARADO  
18566 HAWKHILL AVE  
PERRIS CA 92570

321423001  
DAWN C. BRAWLEY  
19019 AVENUE C  
PERRIS CA 92570

321423002  
RAY A. VARELA  
19031 AVENUE C  
PERRIS CA 92570

321423003  
LLOYD E. BOREN  
7973 MILL STATION RD  
SEBASTOPOL CA 95472

321423004  
TOFA POLAMALU GANTT  
19069 VAN BUREN BLVD STE 114-228  
RIVERSIDE CA 92508

321423005  
PACIFIC BELL TELEPHONE CO  
100 N STONEMAN AVE NO 130  
ALHAMBRA CA 91801

321423006  
TERI RHETTA  
18519 MALKOHA ST  
PERRIS CA 92570

321423007  
JENNIFER L. SANCHEZ  
18537 MALKOHA ST  
PERRIS CA 92570

321423008  
JOSE ACEVEDO  
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321423009  
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VICTORIA A. SANDOVAL KHAN  
18591 MALKOHA ST  
PERRIS CA 92570



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.1

(ID # 26774)


**MEETING DATE:**

**Wednesday, January 15, 2025**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – 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) – Location: north of Avenue C, east of Wood Road, south of Markham Street, and west of Cole Ave. – 97.25± Gross Acres – Existing Zoning: A-1-1 (Light Agricultural), R-A-1 (Residential Agricultural) – Existing Land Use: Very Low Density Residential (VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Medium Density Residential (CD:MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240050 is initiated by the Board of Supervisors. – APN: 321-090-004, -007, -008, -009, -026, and -052. – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

**PROPOSED PROJECT**

Case Number(s):	GPA240050
Environmental Type:	Exemption
Area Plan No.	Lake Matthews/Woodcrest
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	321-090-004, -007, -008, -009, -026, and -052
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 amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on six parcels, totaling 97.25 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The six parcels are located north of Avenue C, east of Wood Road, south of Markham Street, and west of Cole Ave.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240050 (GPA240050).**

**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)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
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) R-A-1 (Residential Agriculture, 1 acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
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East:	A-1-1 (Light Agriculture, 1 acre minimum)
South:	R-A-1 (Residential Agriculture, 1 acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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West:	R-A-1 (Residential Agriculture, 1 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings   School   Sports Fields   Parking Lot
East:	Single-Family Dwellings   Vacant
South:	Single-Family Dwellings
West:	Single-Family Dwellings   Vacant

**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. 47   Woodcrest No. 5 Map No. 948
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
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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**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**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.

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**Applicant Proposal**

GPA240050 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). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240050 is approved, the applicant intends to apply for implementing a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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site. The property owners also intend to submit entitlement applications such as a Change of Zone and a Tentative Tract Map.

**Proposed Future Land Use**

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD-HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 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 240050 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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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:** 2<sup>nd</sup> , 3<sup>rd</sup> , 5<sup>th</sup> Districts

**Neutral:**

**Not Present:** 1<sup>st</sup> District, and 4<sup>th</sup> District

**Abstain:**

**Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA 240050 was held before the Planning Commission on November 20, 2024. After opening the public hearing, the Planning Commission continued the public hearing for GPA240050 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.

<b>ATTACHMENTS</b>
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**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

GPA240050

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

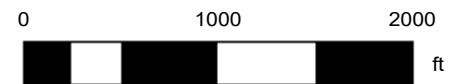
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District: 1

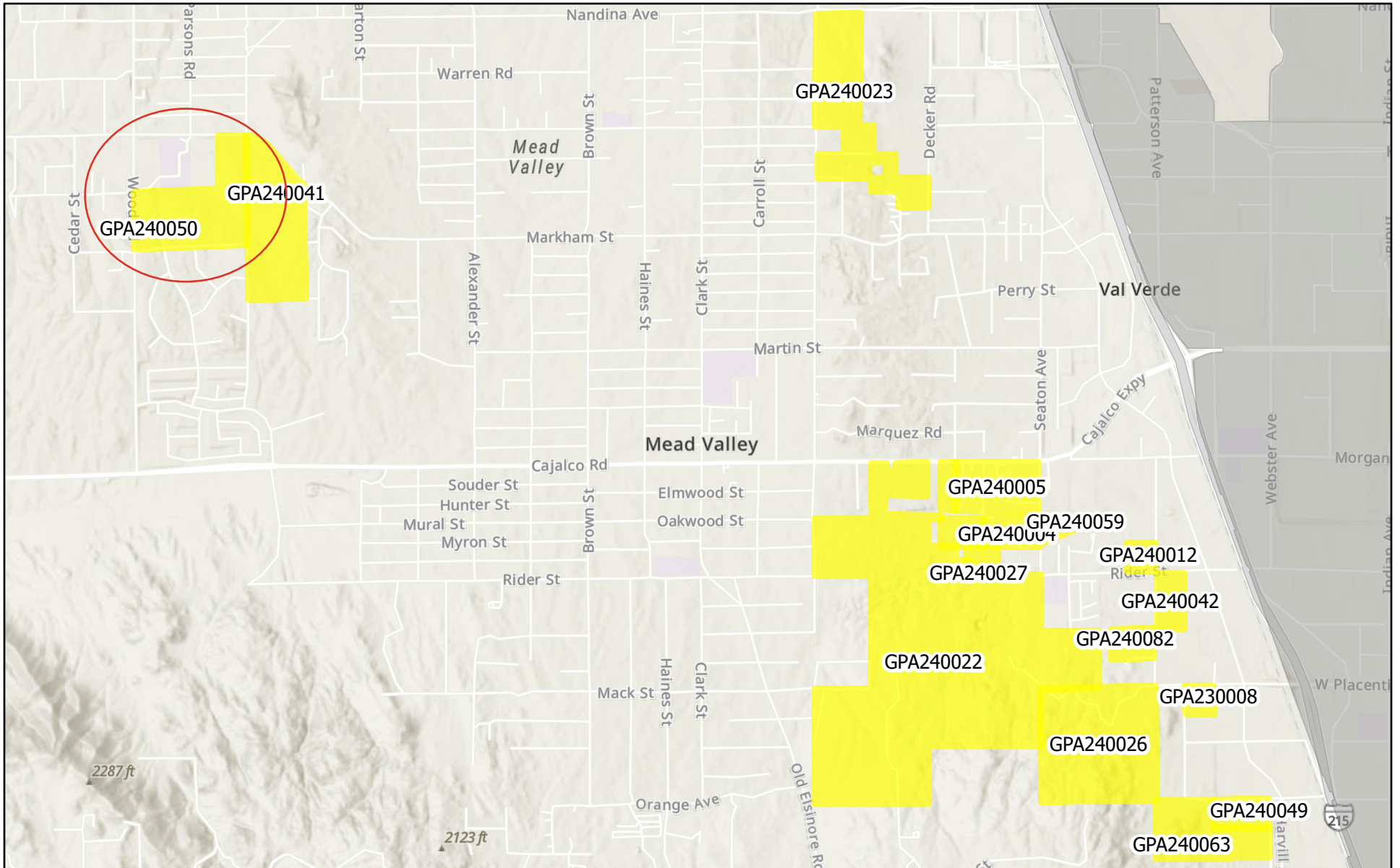


Zoning Area/District: MEAD VALLEY

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>



# FGPA Status Map

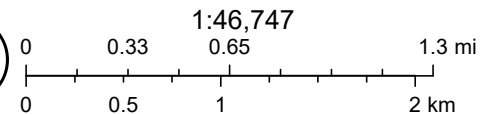


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

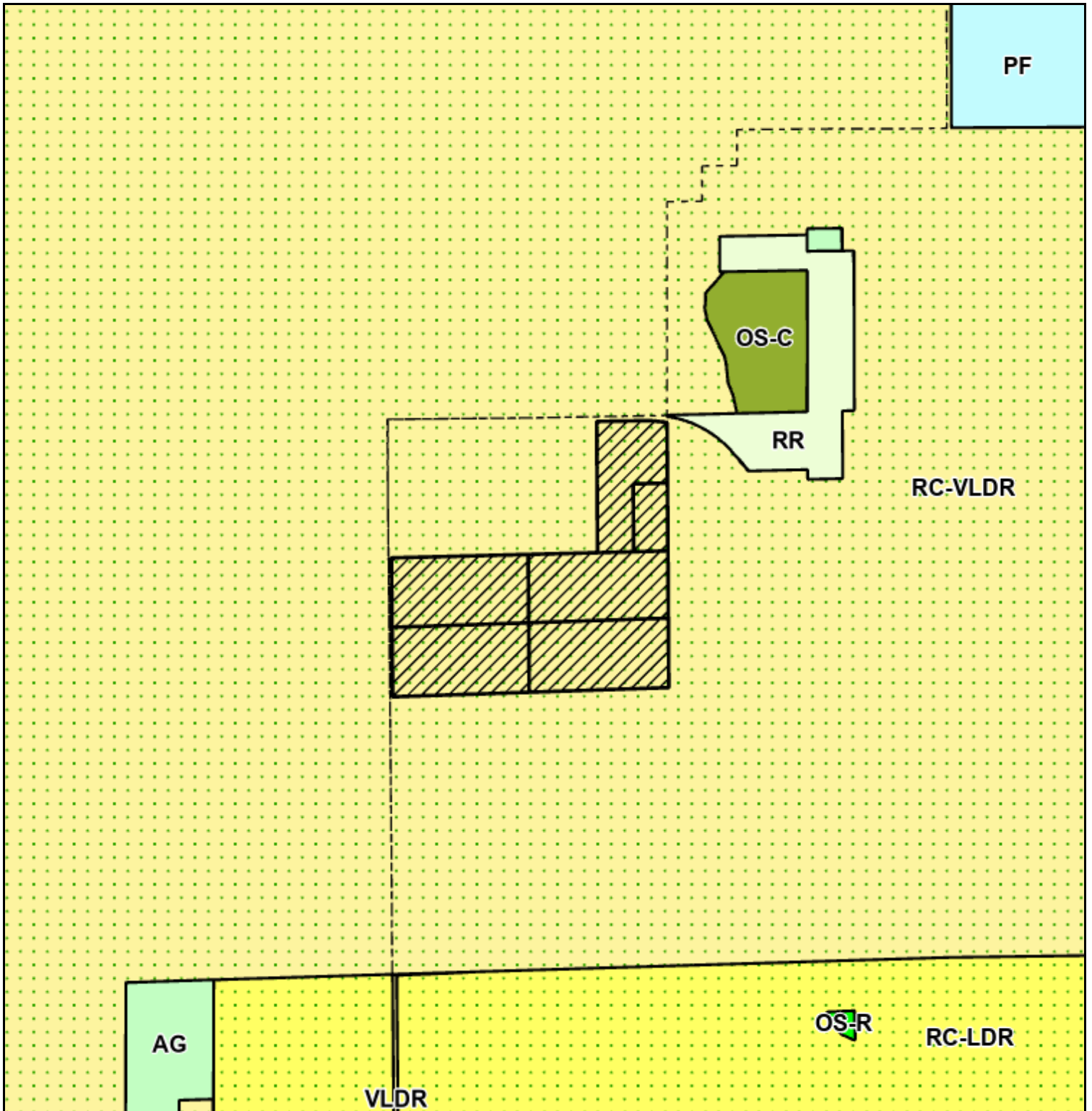
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

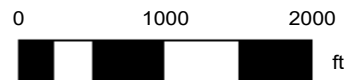
District: 1

Date: 8-29-2024

Exhibit: 5



Zoning Area/District: MEAD VALLEY



Author:

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

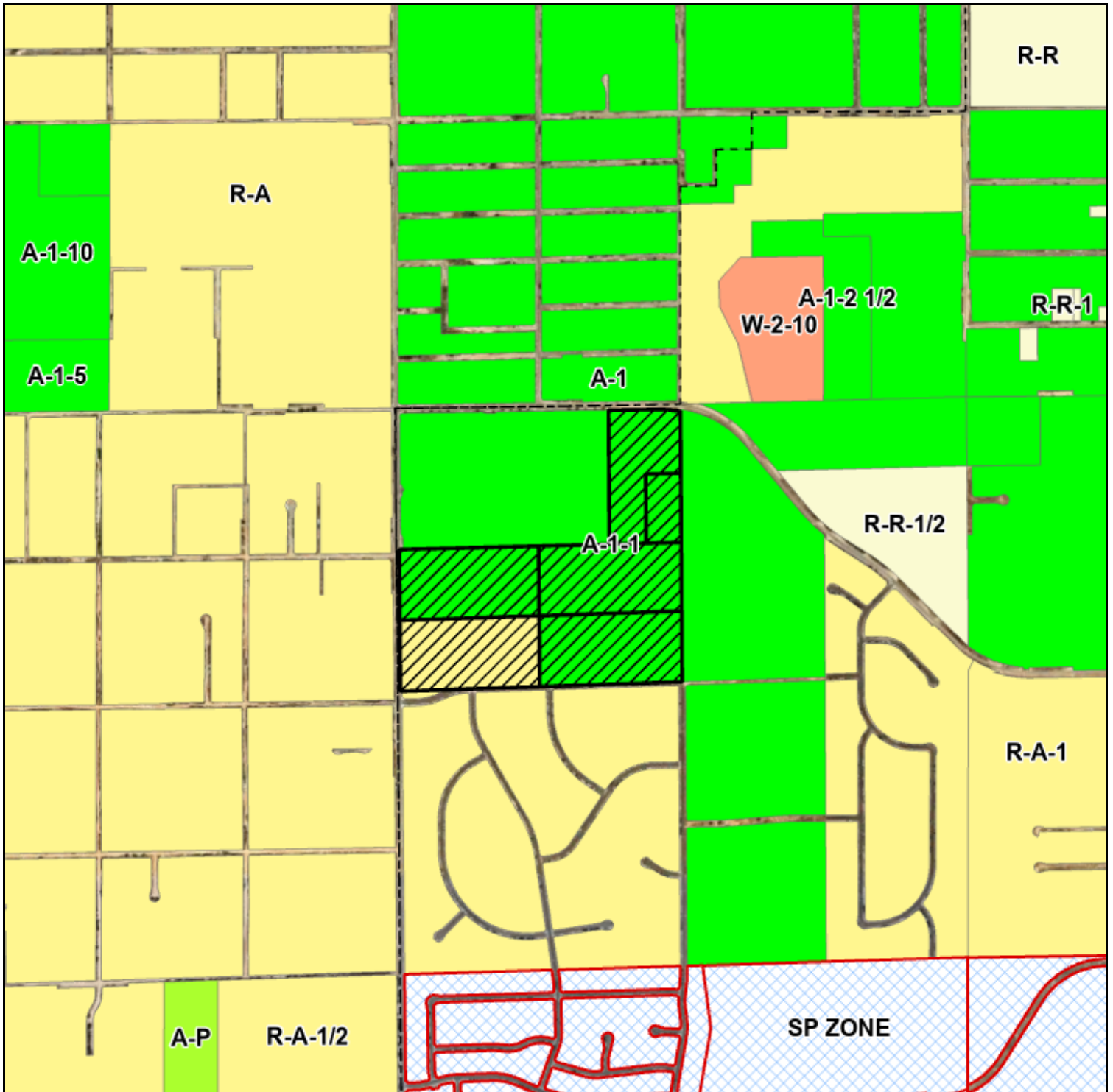
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

District: 1

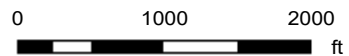
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Exhibit: 2



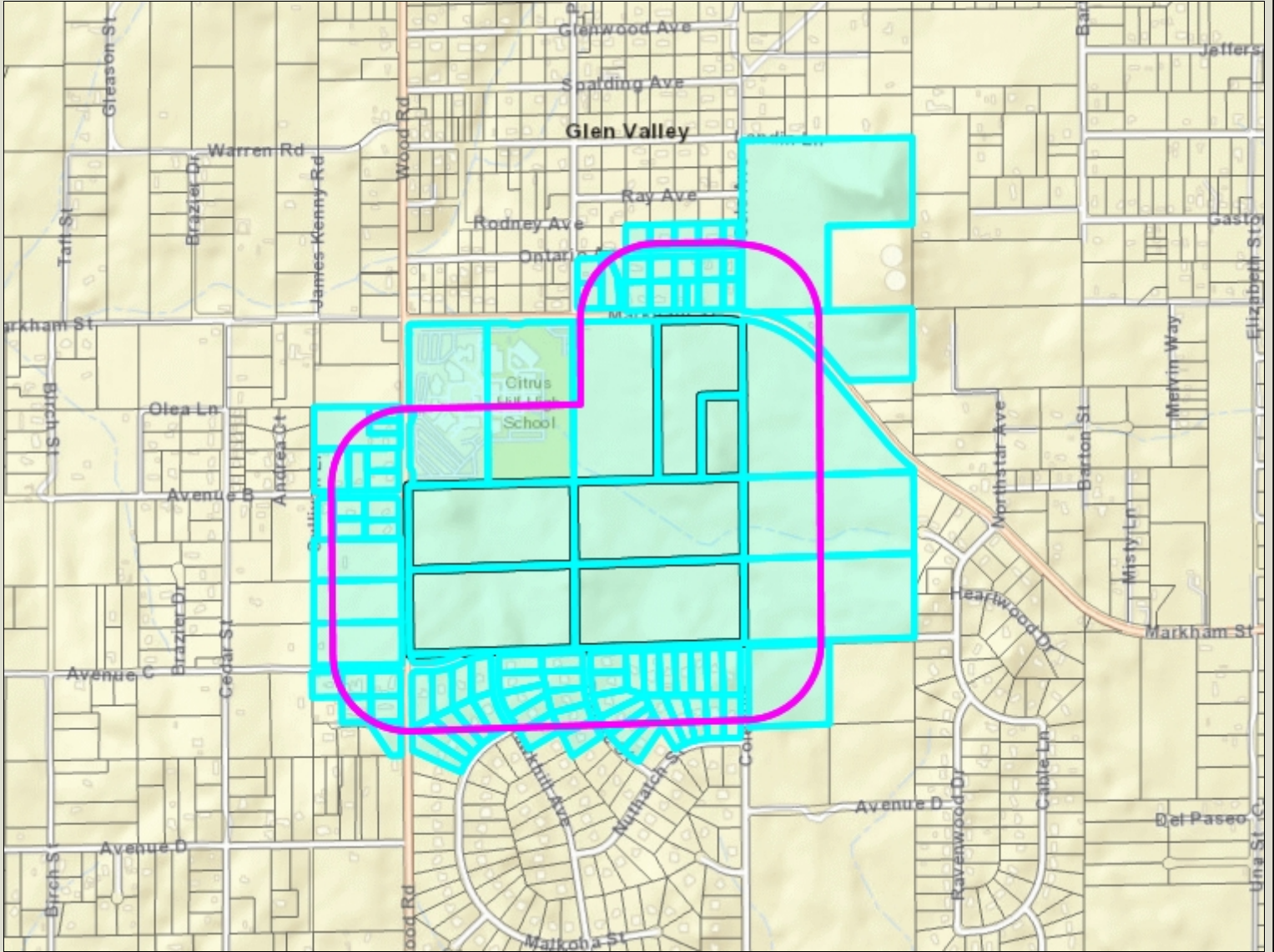
Zoning Area/District: MEAD VALLEY

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>



# Riverside County GIS Mailing Labels

GPA240050



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

## Notes



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

REPORT PRINTED ON... 9/9/2024 4:38:51 PM

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266302006  
DRAKE MICHAEL G & DRAKE DEBORAH  
L LIVING TRUST DATED 5/1/2019  
19344 ONTARIO AVE  
RIVERSIDE CA 92508

266303003  
RODRIGO TORRES  
19373 ONTARIO AVE  
RIVERSIDE CA 92508

266303006  
DORA N. MEZA  
8786 SAN VICENTE DR  
YUCCA VALLEY CA 92284

266303008  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

266312005  
RYAN HERNANDEZ  
19394 ONTARIO AVE  
RIVERSIDE CA 92508

266312006  
DALE EVERETT HIGHBARGER  
P O BOX 51297  
RIVERSIDE CA 92517

266312007  
KHAMPASONG CHANTHAVONG  
19462 ONTARIO AVE  
RIVERSIDE CA 92508

266312008  
MARTIN MAGANA  
19488 ONTARIO AVE  
RIVERSIDE CA 92508

266313001  
CRAIG ALAN SCHULTZ  
9567 CAPITAN CT  
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

321030023  
TAYLOR DAVID & STAR LIVING TRUST  
DTD 7/14/21  
2106 DANA ST  
CORONA CA 92879

321030024  
IVIS J CALDERON ADRIAN  
18131 WOOD RD  
PERRIS CA 92570

321030025  
LUIS FERNANDO ZAPIEN  
18155 WOOD RD  
PERRIS CA 92570

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AARRON MOTTE  
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PERRIS CA 92570

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LUIS ARRELLANO  
18906 AVENUE B  
PERRIS CA 92570

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NUNEZ TOMMY FAMILY TRUST  
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PERRIS CA 92570

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JIMMY MONUGIAN  
29129 WAYFARER CT  
LAKE ELSINORE CA 92530

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SALLY A. DHAHBI  
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SUMANTH CHINTHAGUNTA  
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JEANNETTE V. KELLEY  
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PERRIS CA 92570

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MORRIS FAMILY TRUST  
22351 MELODI LN  
SAUGUS CA 91350

321040035  
ESMERALDA GONZALEZ  
923 FORD ST  
CORONA CA 92879

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RICARDO CASAS  
18951 AVENUE B  
PERRIS CA 92570

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MATILDE BENITEZ  
18823 AVENUE B  
PERRIS CA 92570

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RAFAEL GALECKI  
18867 AVENUE C  
PERRIS CA 92570

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RUIZ DAVID & XOCHITL REVOCABLE  
LIVING TRUST 4/16/2024  
18960 PRICELESS RD  
PERRIS CA 92570

321060027  
JEFFERY A. CAMIRE  
18525 WOOD RD  
PERRIS CA 92570

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TILLERY FAMILY TRUST DTD 2/21/24  
18940 PRICELESS RD  
PERRIS CA 92570

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RUDY ALEXANDER PENA  
18570 PRICELESS RD  
PERRIS CA 92570

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EDGARD C. FLORES  
18885 PRICELESS RD  
PERRIS CA 92570

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LCY INV  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

321090049  
VAL VERDE UNIF SCHOOL DIST  
555 S FLOWER ST 41ST FL  
LOS ANGELES CA 90071

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

321421002  
DANIEL E. ALBANESE  
18654 TOEHEE ST  
PERRIS CA 92570

321421003  
CHRISTOPHER J. WRIGHT  
4489 PAPALINA RD #531  
KALAHEO HI 96741

321421004  
ITZIAR ROMO  
18606 TOEHEE ST  
PERRIS CA 92570

321421005  
JAIME ROMERO  
18558 TOEHEE ST  
PERRIS CA 92570

321421006  
MIGUEL ANGEL CONTRERAS  
18534 TOEHEE ST  
PERRIS CA 92570

321421007  
ESTHER MIRIAM LUEVANO  
18510 TOEHEE ST  
PERRIS CA 92570

321421008  
JESUS RAMIREZ CHAVEZ  
19325 AVENUE C  
PERRIS CA 92570

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ALBERT NAVARRO  
19349 AVENUE C  
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  
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VICENTE GUTIERREZ ARENAS  
19421 AVENUE C  
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PEDRO C. GUTIERREZ  
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ROBERTO CONTRERAS  
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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

321422001  
DIANE MARIE SILVA  
18540 HAWKHILL AVE  
PERRIS CA 92570

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RODNEY L. PERKINS  
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PERRIS CA 92570

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XI HUANG  
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PERRIS CA 92570

321422004  
PAUL E. HOWE  
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PERRIS CA 92570

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TONYA STILLSON  
15525 SAGE CT  
MORENO VALLEY CA 92555

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CHARLES DOUGLAS  
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WAYNE K. WOLFF  
18603 TOEHEE ST  
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321422018  
JOSE L. VELASCO  
18614 HAWKHILL AVE  
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321422019  
MARI LOPEZ  
18590 HAWKHILL AVE  
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EPIFANIO ALVARADO  
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DAWN C. BRAWLEY  
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PERRIS CA 92570

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RAY A. VARELA  
19031 AVENUE C  
PERRIS CA 92570

321423003  
LLOYD E. BOREN  
7973 MILL STATION RD  
SEBASTOPOL CA 95472

321423004  
TOFA POLAMALU GANTT  
19069 VAN BUREN BLVD STE 114-228  
RIVERSIDE CA 92508

321423005  
PACIFIC BELL TELEPHONE CO  
100 N STONEMAN AVE NO 130  
ALHAMBRA CA 91801

321423006  
TERI RHETTA  
18519 MALKOHA ST  
PERRIS CA 92570

321423007  
JENNIFER L. SANCHEZ  
18537 MALKOHA ST  
PERRIS CA 92570

321423008  
JOSE ACEVEDO  
308 N VAIL AVE  
MONTEBELLO CA 90640

321423009  
CARLOS JIMENEZ  
18573 MALKOHA ST  
PERRIS CA 92570

321423010  
VICTORIA A. SANDOVAL KHAN  
18591 MALKOHA ST  
PERRIS CA 92570

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Tustin, California 92780-2929

714-543-9005

[minnellalaw@sbcglobal.net](mailto: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.**

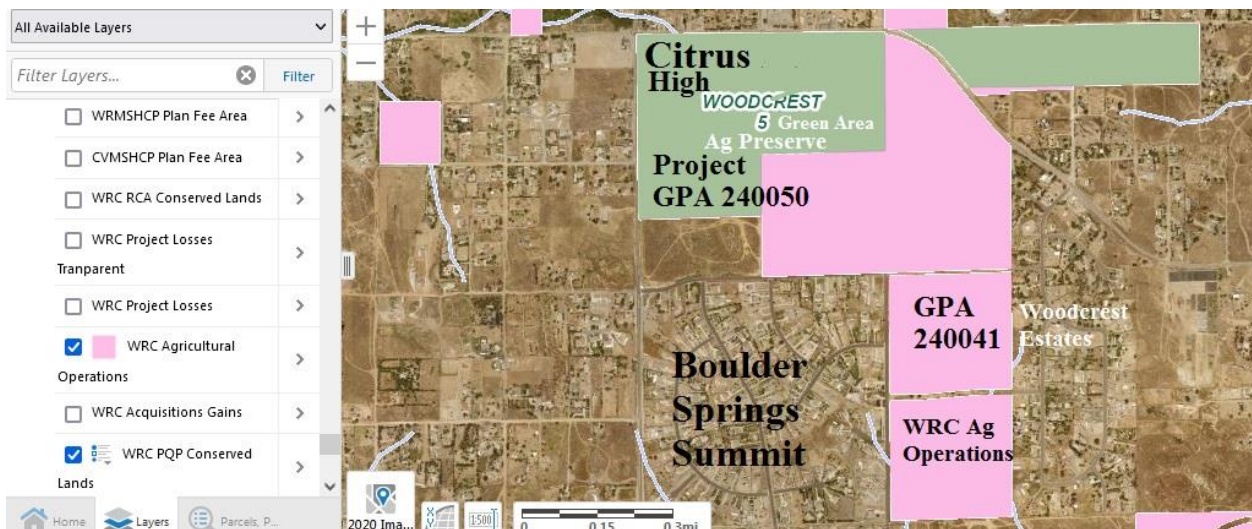
**• The current stated size of the land is not accurate.** The land size for both parcels is 238.5 acres as stated in the previous 2016 attempt at a Foundation General Plan Amendment 1196 that failed. FGPA240041 and FGPA240050 claim 97 acres for each GPA for a total of 194 acres. What is the correct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



**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](mailto: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, 2020, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County areas. 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)355-4200 (Western County) or in Palm Desert at (760)562-5277 (Eastern County) or Website <http://planning.cotrma.org>



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 as 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

<b>APN</b>	<b>321-090-026-9</b>	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: /	Lot/Parcel:	Tract Number:
Subdivision:	Block:	

### 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
Supervisory 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
<a href="#">Zoning Classifications (ORD. 348)</a>	Contact the Planning Dept at <a href="https://planning.rctlma.org/Contact-Us">https://planning.rctlma.org/Contact-Us</a> 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
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#### 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

---

**FW: NO!!! TO FOUNDATION GPA 240050**

---

**From** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Date** Mon 10/21/2024 12:06 PM

**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 - 12<sup>th</sup> floor

Riverside, CA 92501

951-955-6060

**How are we doing? [Click the link to tell us](#)**

---

**From:** Nancy Varela <nvarela29@yahoo.com>

**Sent:** Monday, October 21, 2024 11:29 AM

**To:** 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>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Cc:** Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>; Debbie Walsh <abilene149@gmail.com>

**Subject:** NO!!! TO FOUNDATION GPA 240050

**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 Members of the Board of Supervisors,

I am writing to express mine and my family's strong opposition to the proposal to amend the zoning of the land in our community from "Very Low Density Residential" to "Medium Density Residential." As a resident of this area, I, along with many of my neighbors, have chosen to live here specifically for its rural charm, spaciousness, and tranquility—qualities that would be severely compromised by this proposed zoning change. We all purchased our properties and maintain long terms of residences here specifically due to this zoning and lifestyle.

The character of our community is defined by its very low-density residential environment. It offers a peaceful, natural setting that fosters a close-knit neighborhood, where residents value open spaces and a slower pace of life. Increasing the density by allowing more homes in a smaller area will fundamentally alter this dynamic, leading to more traffic, noise, and strain on our infrastructure, including roads, water, and sewage systems.

Additionally, I believe this proposal is motivated by financial gain rather than the needs or desires of the community. The current zoning already permits development in a manner that respects the rural character of the area. The developer has every right to move forward with plans that align with the "Very Low Density Residential" zoning and would still profit while maintaining the quality of life for existing residents. To request a rezoning for medium-density development feels like an unnecessary money grab that prioritizes profit over community well-being. It is obvious that the developer has never had any intention of developing the land in the manner in which it has been zoned as the significant community opposition approximately seven years ago to the same type of proposal resulted in him pulling back the proposal and then never developing it for the past seven years.... Waiting for this period to once again put forward the original plan without regard to the detriment to the community or opposition by the established rural community.

This change would set a dangerous precedent for future development and could lead to further erosion of our rural lifestyle. I urge the Board to reject this zoning amendment and uphold the values and interests of the residents who have chosen to make this area their home.

Thank you for considering my concerns. I hope you will act in the best interests of our community by maintaining the existing zoning.

The Varela Family (Ray, Nancy, Kevin, Rayna)  
19031 Avenue C  
Perris, CA 92570  
[nvarela29@yahoo.com](mailto:nvarela29@yahoo.com)  
(951) 567-8448

---

**FW: Correction, regarding initiation of general plan amendment # 240050 (GPA240050)**

---

**From** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Date** Mon 10/21/2024 11:21 AM

**To** Camacho, Maria <MCamacho@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

**Cc** Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>

FYI... correction, This is for DH today (GPA240050)

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

-----Original Message-----

**From:** Steven.genuine1 <Steven.genuine1@protonmail.com>

**Sent:** Monday, October 21, 2024 11:20 AM

**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Subject:** Correction, regarding initiation of general plan amendment # 240050

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.

10/21/2024

Riverside county planning department  
PO box 1409 Riverside California 92502-1409

Attention Tim wheeler,

In regards to the initiation of general plan amendment number 240050.

As a property owner and resident of Mead valley, I am Not in favor of Rezoning our rural community to very HIGH density residential.

This location has low walkability to services.

The closest supermarket is approximately 3 MI, located on the north side of Van Buren.

According to Google maps the distance is approximately 3 mi and would take 1 hour and 7 minutes to walk one way.

There are no sidewalks and lighting in the vicinity.

There are other reasons not to approve this project including higher traffic congestion, trash, lack of water and the unmitigated effects it will have on climate change.

I do not approve of this project and ask the planning commission not to approve this project.

Sincerely,

Steven Robinson

(909) 342-8746

18175 Northstar Riverside,

California 92508

Sent from Proton Mail Android

**FW: FGPA 24000050 citrus hills high school area/Boulder springs residents**

---

**From** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Date** Mon 10/21/2024 9:35 AM

**To** Camacho, Maria <Mcamacho@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

**Cc** Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>

FYI... for today's DH in D1

Kind Regards,

Tim Wheeler

Principal Planner

County of Riverside

4080 Lemon St - 12<sup>th</sup> floor

Riverside, CA 92501

951-955-6060

**How are we doing? [Click the link to tell us](#)**

---

**From:** Ketcham, Thomas <TKetcham@RIVCO.ORG>

**Sent:** Thursday, October 17, 2024 6:36 PM

**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Subject:** FW: FGPA 24000050 citrus hills high school area/Boulder springs residents

Tim,

Fyi.

**Thomas C. Ketcham**

Deputy Chief of Staff – District#1

Director of Land Development – District#2

Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

**Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

**Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

---

**From:** Vicki Sanchez <[sanchezv@aol.com](mailto:sanchezv@aol.com)>

**Sent:** Thursday, October 17, 2024 10:32 AM

**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor

<[District2@rivco.org](mailto:District2@rivco.org)>; District3 <[District3@Rivco.org](mailto:District3@Rivco.org)>; District 4 Supervisor V. Manuel Perez  
<[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District 5 <[District5@rivco.org](mailto:District5@rivco.org)>; [twheeker@rivco.org](mailto:twheeker@rivco.org)

**Subject:** FGPA 24000050 citrus hills high school area/Boulder springs residents

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## FGPA 240050 97.5Acre Rezone Project

I am opposed to the proposed zone change from A-1-1 zoning (allows livestock and horses) to high density housing R-1 (Does Not allow livestock and horses) adjacent to Citrus High School, north of Boulder Springs Summit and west of Woodcrest Estates. These changes will result in small urban lots instead of our one acre lots.

I have lived in the Lake Mathews community for over 20 years.

This is a rural community and violation of the Mead Valley Area Plan and General Plan.

There is no reason to change our zoning. Residents of Boulder Springs and Woodcrest Estates have horses and want to keep it that way.

This is a Foundation General Plan Amendment and requires substantial evidence that something has changed in the area. Nothing has changed. Residents still have their horses and ride their horses. The area is still rural with the surrounding area of large lots and animal keeping.

Please vote no and reject this attempt to change our zoning and rural lifestyle.

ThankYou

Vicki Sanchez  
20020 Smith Rd  
Perris, Ca  
9517892978



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.3

(ID # 26559)

**MEETING DATE:**

**Wednesday, November 20, 2024**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – 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) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street – 97.25 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 GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Medium Density Residential (CD:MDR) Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240050 is initiated by the Board of Supervisors. – APN: 321-090-004, -007, -008, -009, -026, and -052. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail twheeler@rivco.org THE APPLICANT HAS REQUESTED THIS ITEM BE CONTINUED TO A DATE CERTAIN OF DECEMBER 18, 2024

**PROPOSED PROJECT**

Case Number(s):	GPA240050
Environmental Type:	Exemption
Area Plan No.	Lake Matthews/Woodcrest
Zoning Area/District:	Mead Valley District
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	321-090-004, -007, -008, -009, -026, and -052
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) and amend its Land

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on six parcels, totaling 97.25 gross acres.

The six parcels are located north of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONTINUE GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) 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)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
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) R-A-1 (Residential Agriculture, 1 acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-1 (Light Agriculture, 1 acre minimum)
East:	A-1-1 (Light Agriculture, 1 acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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South:	R-A-1 (Residential Agriculture, 1 acre minimum)
West:	R-A-1 (Residential Agriculture, 1 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings   School   Sports Fields   Parking Lot
East:	Single-Family Dwellings
South:	Vacant
West:	Single-Family Dwellings   Vacant

**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. 47   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**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**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 (GPA240050) 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**

GPA240050 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). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240050 is approved, the applicant intends to apply for implementing a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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site. The property owners also intend to submit entitlement applications such as a Change of Zone and a Tentative Tract Map.

**Proposed Future Land Use**

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD-HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 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 240050 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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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:** 2<sup>nd</sup> , 3<sup>rd</sup> , 5<sup>th</sup> Districts

**Neutral:**

**Not Present:** 1<sup>st</sup> District, and 4<sup>th</sup> District

**Abstain:**

<b>ATTACHMENTS</b>
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**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

GPA240050

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

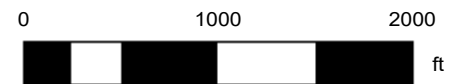
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District: 1

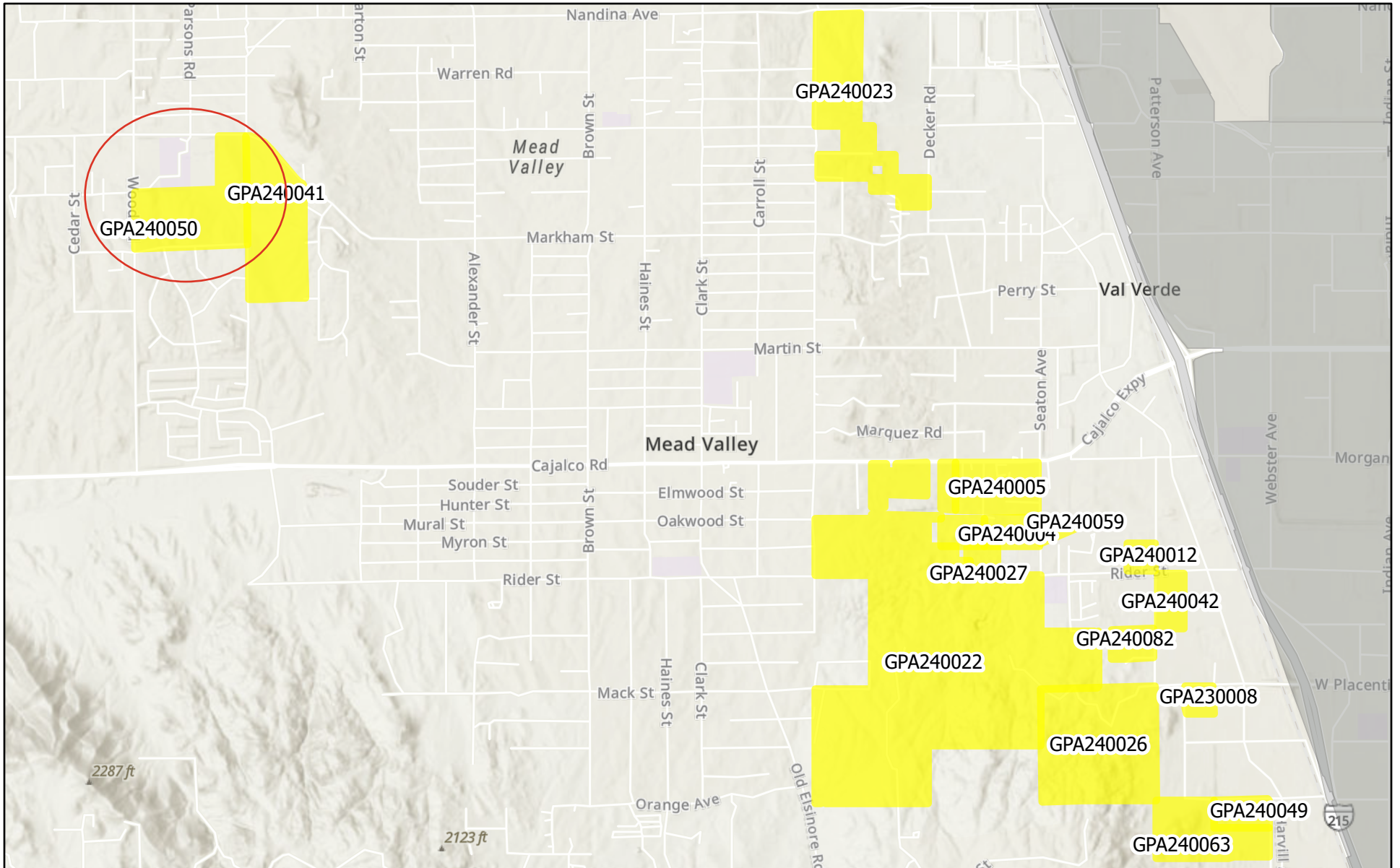


Zoning Area/District: MEAD VALLEY

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>




# FGPA Status Map

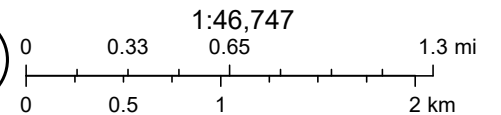


11/14/2024

 FGPA Web Map

 World Hillshade

 Cities - CITIES



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

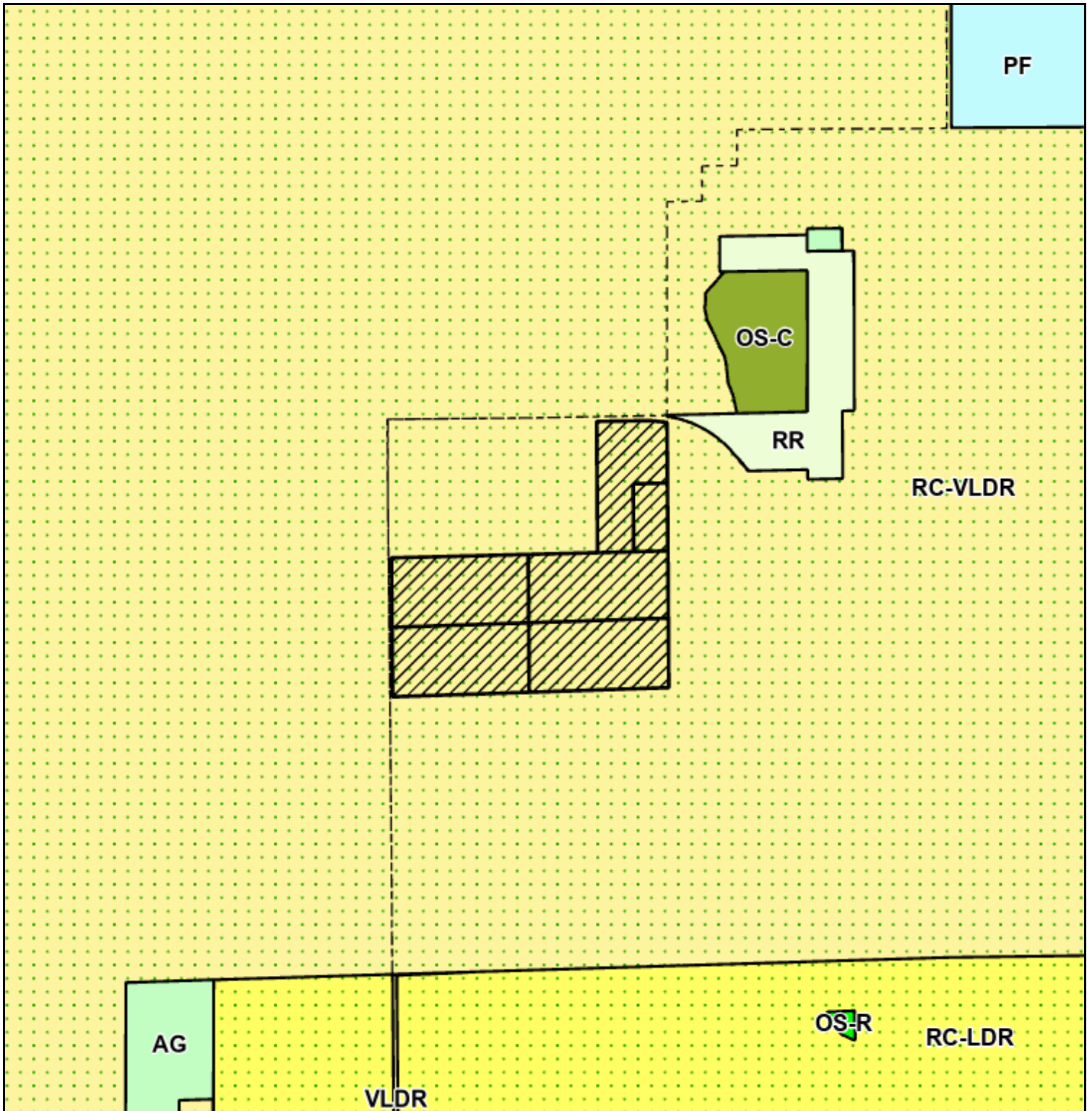
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

District: 1

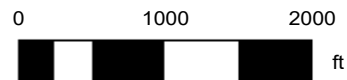
Date: 8-29-2024

Exhibit: 5



Zoning Area/District: MEAD VALLEY

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240050

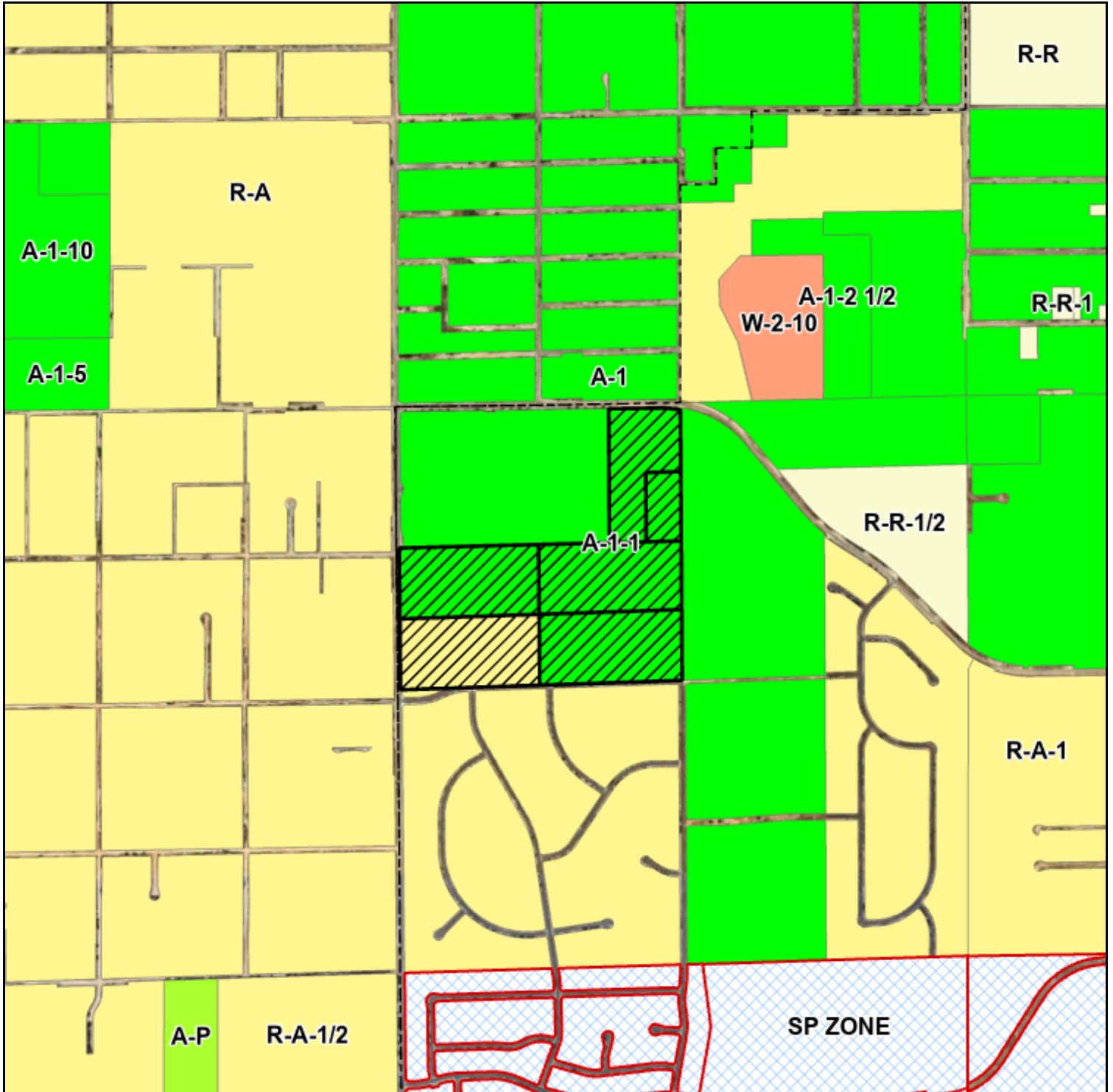
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

District: 1

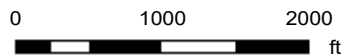
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Exhibit: 2



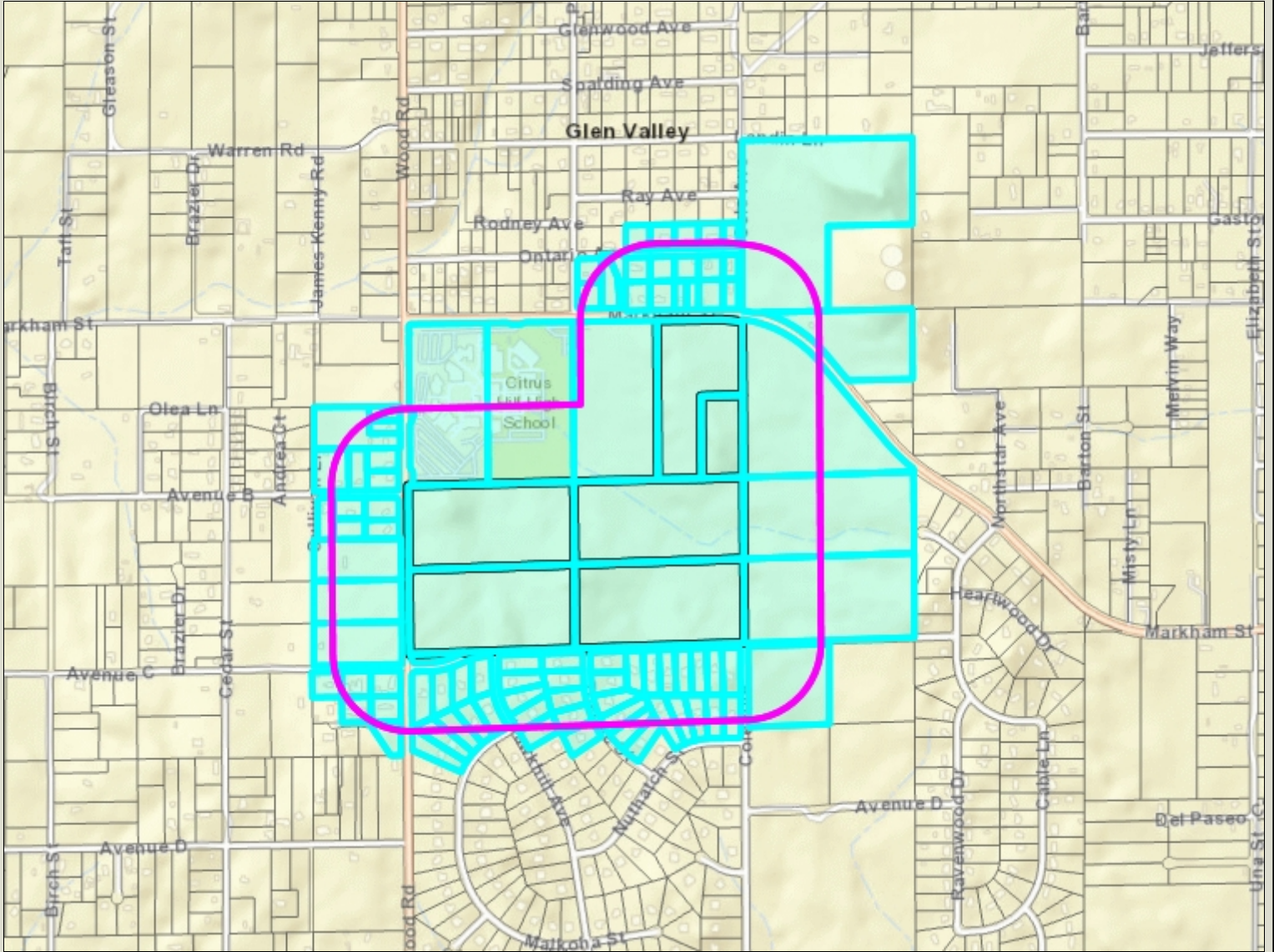
Zoning Area/District: MEAD VALLEY

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# Riverside County GIS Mailing Labels

GPA240050



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

## Notes



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

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266302006  
DRAKE MICHAEL G & DRAKE DEBORAH  
L LIVING TRUST DATED 5/1/2019  
19344 ONTARIO AVE  
RIVERSIDE CA 92508

266303003  
RODRIGO TORRES  
19373 ONTARIO AVE  
RIVERSIDE CA 92508

266303006  
DORA N. MEZA  
8786 SAN VICENTE DR  
YUCCA VALLEY CA 92284

266303008  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

266312005  
RYAN HERNANDEZ  
19394 ONTARIO AVE  
RIVERSIDE CA 92508

266312006  
DALE EVERETT HIGHBARGER  
P O BOX 51297  
RIVERSIDE CA 92517

266312007  
KHAMPASONG CHANTHAVONG  
19462 ONTARIO AVE  
RIVERSIDE CA 92508

266312008  
MARTIN MAGANA  
19488 ONTARIO AVE  
RIVERSIDE CA 92508

266313001  
CRAIG ALAN SCHULTZ  
9567 CAPITAN CT  
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

321030023  
TAYLOR DAVID & STAR LIVING TRUST  
DTD 7/14/21  
2106 DANA ST  
CORONA CA 92879

321030024  
IVIS J CALDERON ADRIAN  
18131 WOOD RD  
PERRIS CA 92570

321030025  
LUIS FERNANDO ZAPIEN  
18155 WOOD RD  
PERRIS CA 92570

321030030  
AARRON MOTTE  
18880 AVENUE B  
PERRIS CA 92570

321030031  
LUIS ARRELLANO  
18906 AVENUE B  
PERRIS CA 92570

321030032  
NUNEZ TOMMY FAMILY TRUST  
18205 WOOD RD  
PERRIS CA 92570

321030033  
JIMMY MONUGIAN  
29129 WAYFARER CT  
LAKE ELSINORE CA 92530

321040018  
SALLY A. DHAHBI  
18321 WOOD RD  
PERRIS CA 92570

321040020  
SUMANTH CHINTHAGUNTA  
9535 ORLEANS LN  
RIVERSIDE CA 92508

321040021  
JEANNETTE V. KELLEY  
23846 LOS ARROLLOS RD  
PERRIS CA 92570

321040030  
MORRIS FAMILY TRUST  
22351 MELODI LN  
SAUGUS CA 91350

321040035  
ESMERALDA GONZALEZ  
923 FORD ST  
CORONA CA 92879

321040044  
RICARDO CASAS  
18951 AVENUE B  
PERRIS CA 92570

321040051  
MATILDE BENITEZ  
18823 AVENUE B  
PERRIS CA 92570

321060025  
RAFAEL GALECKI  
18867 AVENUE C  
PERRIS CA 92570

321060026  
RUIZ DAVID & XOCHITL REVOCABLE  
LIVING TRUST 4/16/2024  
18960 PRICELESS RD  
PERRIS CA 92570

321060027  
JEFFERY A. CAMIRE  
18525 WOOD RD  
PERRIS CA 92570

321060030  
TILLERY FAMILY TRUST DTD 2/21/24  
18940 PRICELESS RD  
PERRIS CA 92570

321060031  
RUDY ALEXANDER PENA  
18570 PRICELESS RD  
PERRIS CA 92570

321060036  
EDGARD C. FLORES  
18885 PRICELESS RD  
PERRIS CA 92570

321090004  
LCY INV  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

321090049  
VAL VERDE UNIF SCHOOL DIST  
555 S FLOWER ST 41ST FL  
LOS ANGELES CA 90071

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

321421002  
DANIEL E. ALBANESE  
18654 TOEHEE ST  
PERRIS CA 92570

321421003  
CHRISTOPHER J. WRIGHT  
4489 PAPALINA RD #531  
KALAHEO HI 96741

321421004  
ITZIAR ROMO  
18606 TOEHEE ST  
PERRIS CA 92570

321421005  
JAIME ROMERO  
18558 TOEHEE ST  
PERRIS CA 92570

321421006  
MIGUEL ANGEL CONTRERAS  
18534 TOEHEE ST  
PERRIS CA 92570

321421007  
ESTHER MIRIAM LUEVANO  
18510 TOEHEE ST  
PERRIS CA 92570

321421008  
JESUS RAMIREZ CHAVEZ  
19325 AVENUE C  
PERRIS CA 92570

321421009  
ALBERT NAVARRO  
19349 AVENUE C  
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

321422001  
DIANE MARIE SILVA  
18540 HAWKHILL AVE  
PERRIS CA 92570

321422002  
RODNEY L. PERKINS  
18516 HAWKHILL AVE  
PERRIS CA 92570

321422003  
XI HUANG  
18507 TOEHEE ST  
PERRIS CA 92570

321422004  
PAUL E. HOWE  
18531 TOEHEE ST  
PERRIS CA 92570

321422005  
TONYA STILLSON  
15525 SAGE CT  
MORENO VALLEY CA 92555

321422006  
CHARLES DOUGLAS  
18579 TOEHEE ST  
PERRIS CA 92570

321422007  
WAYNE K. WOLFF  
18603 TOEHEE ST  
PERRIS CA 92570

321422018  
JOSE L. VELASCO  
18614 HAWKHILL AVE  
PERRIS CA 92570

321422019  
MARI LOPEZ  
18590 HAWKHILL AVE  
PERRIS CA 92570

321422020  
EPIFANIO ALVARADO  
18566 HAWKHILL AVE  
PERRIS CA 92570

321423001  
DAWN C. BRAWLEY  
19019 AVENUE C  
PERRIS CA 92570

321423002  
RAY A. VARELA  
19031 AVENUE C  
PERRIS CA 92570

321423003  
LLOYD E. BOREN  
7973 MILL STATION RD  
SEBASTOPOL CA 95472

321423004  
TOFA POLAMALU GANTT  
19069 VAN BUREN BLVD STE 114-228  
RIVERSIDE CA 92508

321423005  
PACIFIC BELL TELEPHONE CO  
100 N STONEMAN AVE NO 130  
ALHAMBRA CA 91801

321423006  
TERI RHETTA  
18519 MALKOHA ST  
PERRIS CA 92570

321423007  
JENNIFER L. SANCHEZ  
18537 MALKOHA ST  
PERRIS CA 92570

321423008  
JOSE ACEVEDO  
308 N VAIL AVE  
MONTEBELLO CA 90640

321423009  
CARLOS JIMENEZ  
18573 MALKOHA ST  
PERRIS CA 92570

321423010  
VICTORIA A. SANDOVAL KHAN  
18591 MALKOHA ST  
PERRIS CA 92570

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[minnellalaw@sbcglobal.net](mailto: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.**

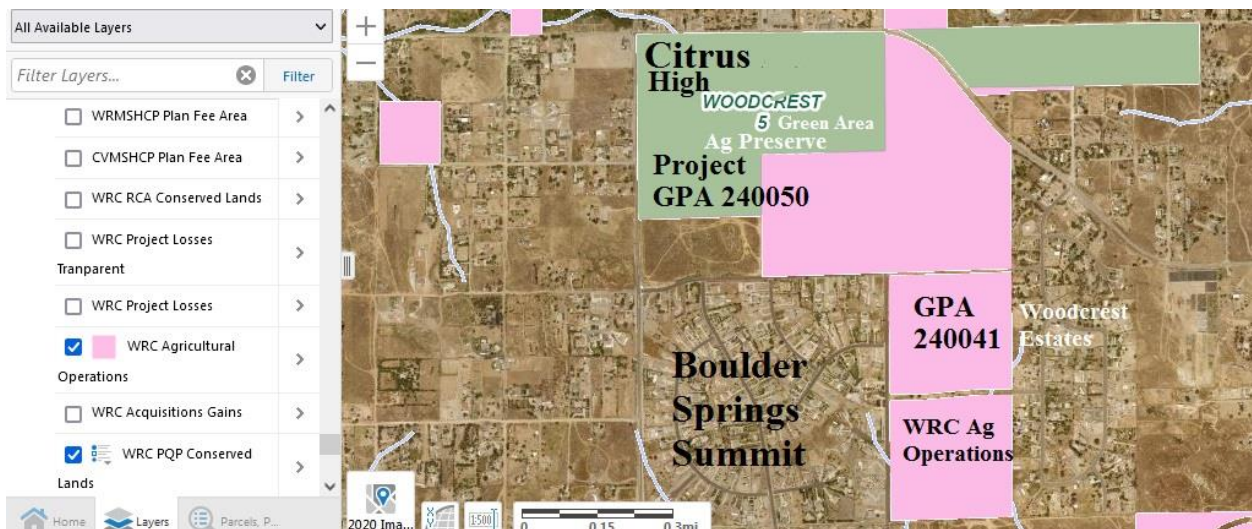
**• The current stated size of the land is not accurate.** The land size for both parcels is 238.5 acres as stated in the previous 2016 attempt at a Foundation General Plan Amendment 1196 that failed. FGPA240041 and FGPA240050 claim 97 acres for each GPA for a total of 194 acres. What is the correct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



**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](mailto: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, 2020, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County areas. 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)355-4200 (Western County) or in Palm Desert at (760)562-5277 (Eastern County) or Website <http://planning.cotrma.org>



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 as 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

<b>APN</b>	<b>321-090-026-9</b>	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: /	Lot/Parcel:	Tract Number:
Subdivision:	Block:	

### 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
Supervisory 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
<a href="#">Zoning Classifications (ORD. 348)</a>	Contact the Planning Dept at <a href="https://planning.rctlma.org/Contact-Us">https://planning.rctlma.org/Contact-Us</a> 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
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N/A	N/A	N/A
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**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

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**FW: NO!!! TO FOUNDATION GPA 240050**

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**From** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Date** Mon 10/21/2024 12:06 PM

**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 - 12<sup>th</sup> floor

Riverside, CA 92501

951-955-6060

**How are we doing? [Click the link to tell us](#)**

---

**From:** Nancy Varela <nvarela29@yahoo.com>

**Sent:** Monday, October 21, 2024 11:29 AM

**To:** 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>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Cc:** Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>; Debbie Walsh <abilene149@gmail.com>

**Subject:** NO!!! TO FOUNDATION GPA 240050

**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 Members of the Board of Supervisors,

I am writing to express mine and my family's strong opposition to the proposal to amend the zoning of the land in our community from "Very Low Density Residential" to "Medium Density Residential." As a resident of this area, I, along with many of my neighbors, have chosen to live here specifically for its rural charm, spaciousness, and tranquility—qualities that would be severely compromised by this proposed zoning change. We all purchased our properties and maintain long terms of residences here specifically due to this zoning and lifestyle.

The character of our community is defined by its very low-density residential environment. It offers a peaceful, natural setting that fosters a close-knit neighborhood, where residents value open spaces and a slower pace of life. Increasing the density by allowing more homes in a smaller area will fundamentally alter this dynamic, leading to more traffic, noise, and strain on our infrastructure, including roads, water, and sewage systems.

Additionally, I believe this proposal is motivated by financial gain rather than the needs or desires of the community. The current zoning already permits development in a manner that respects the rural character of the area. The developer has every right to move forward with plans that align with the "Very Low Density Residential" zoning and would still profit while maintaining the quality of life for existing residents. To request a rezoning for medium-density development feels like an unnecessary money grab that prioritizes profit over community well-being. It is obvious that the developer has never had any intention of developing the land in the manner in which it has been zoned as the significant community opposition approximately seven years ago to the same type of proposal resulted in him pulling back the proposal and then never developing it for the past seven years.... Waiting for this period to once again put forward the original plan without regard to the detriment to the community or opposition by the established rural community.

This change would set a dangerous precedent for future development and could lead to further erosion of our rural lifestyle. I urge the Board to reject this zoning amendment and uphold the values and interests of the residents who have chosen to make this area their home.

Thank you for considering my concerns. I hope you will act in the best interests of our community by maintaining the existing zoning.

The Varela Family (Ray, Nancy, Kevin, Rayna)  
19031 Avenue C  
Perris, CA 92570  
[nvarela29@yahoo.com](mailto:nvarela29@yahoo.com)  
(951) 567-8448

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**FW: Correction, regarding initiation of general plan amendment # 240050 (GPA240050)**

---

**From** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Date** Mon 10/21/2024 11:21 AM

**To** Camacho, Maria <Mcamacho@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

**Cc** Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>

FYI... correction, This is for DH today (GPA240050)

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

-----Original Message-----

**From:** Steven.genuine1 <Steven.genuine1@protonmail.com>

**Sent:** Monday, October 21, 2024 11:20 AM

**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Subject:** Correction, regarding initiation of general plan amendment # 240050

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.

10/21/2024

Riverside county planning department  
PO box 1409 Riverside California 92502-1409

Attention Tim wheeler,

In regards to the initiation of general plan amendment number 240050.

As a property owner and resident of Mead valley, I am Not in favor of Rezoning our rural community to very HIGH density residential.

This location has low walkability to services.

The closest supermarket is approximately 3 MI, located on the north side of Van Buren.

According to Google maps the distance is approximately 3 mi and would take 1 hour and 7 minutes to walk one way.

There are no sidewalks and lighting in the vicinity.

There are other reasons not to approve this project including higher traffic congestion, trash, lack of water and the unmitigated effects it will have on climate change.

I do not approve of this project and ask the planning commission not to approve this project.

Sincerely,

Steven Robinson

(909) 342-8746

18175 Northstar Riverside,

California 92508

Sent from Proton Mail Android

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**FW: FGPA 24000050 citrus hills high school area/Boulder springs residents**

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**From** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Date** Mon 10/21/2024 9:35 AM

**To** Camacho, Maria <Mcamacho@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

**Cc** Hildebrand, John <JHildebr@RIVCO.ORG>; Moore, Sarah <SarMoore@Rivco.org>

FYI... for today's DH in D1

Kind Regards,

Tim Wheeler

Principal Planner

County of Riverside

4080 Lemon St - 12<sup>th</sup> floor

Riverside, CA 92501

951-955-6060

**How are we doing? [Click the link to tell us](#)**

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**From:** Ketcham, Thomas <TKetcham@RIVCO.ORG>

**Sent:** Thursday, October 17, 2024 6:36 PM

**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>

**Subject:** FW: FGPA 24000050 citrus hills high school area/Boulder springs residents

Tim,

Fyi.

**Thomas C. Ketcham**

Deputy Chief of Staff – District#1

Director of Land Development – District#2

Email | [tketcham@rivco.org](mailto:tketcham@rivco.org)

**Supervisor Kevin Jeffries – District #1**

Office | 951.955.1010

**Supervisor Karen Spiegel – District #2**

Office | 951.955.1020

---

**From:** Vicki Sanchez <[sanchezv@aol.com](mailto:sanchezv@aol.com)>

**Sent:** Thursday, October 17, 2024 10:32 AM

**To:** Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; Office of 2nd District Supervisor

<[District2@rivco.org](mailto:District2@rivco.org)>; District3 <[District3@Rivco.org](mailto:District3@Rivco.org)>; District 4 Supervisor V. Manuel Perez  
<[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District 5 <[District5@rivco.org](mailto:District5@rivco.org)>; [twheeker@rivco.org](mailto:twheeker@rivco.org)

**Subject:** FGPA 24000050 citrus hills high school area/Boulder springs residents

**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.

## FGPA 240050 97.5Acre Rezone Project

I am opposed to the proposed zone change from A-1-1 zoning (allows livestock and horses) to high density housing R-1 (Does Not allow livestock and horses) adjacent to Citrus High School, north of Boulder Springs Summit and west of Woodcrest Estates. These changes will result in small urban lots instead of our one acre lots.

I have lived in the Lake Mathews community for over 20 years.

This is a rural community and violation of the Mead Valley Area Plan and General Plan.

There is no reason to change our zoning. Residents of Boulder Springs and Woodcrest Estates have horses and want to keep it that way.

This is a Foundation General Plan Amendment and requires substantial evidence that something has changed in the area. Nothing has changed. Residents still have their horses and ride their horses. The area is still rural with the surrounding area of large lots and animal keeping.

Please vote no and reject this attempt to change our zoning and rural lifestyle.

ThankYou

Vicki Sanchez  
20020 Smith Rd  
Perris, Ca  
9517892978



# RIVERSIDE COUNTY PLANNING DEPARTMENT

168

**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 #:** 27893

**Project Description: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR) and Community Development Medium Density Residential (CD:MDR), allow for submittal of an application for a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site. 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 GPA240050 is initiated by the Board of Supervisors. – First Supervisorial District – Mead Valley District – Lake Mathews / Woodcrest Area Plan – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn c/o TB Planning – Existing Zoning: A-1 (Light Agricultural), R-A (Residential Agricultural) – Existing Land Use: Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Avenue C, south of Markham St., east of Wood Rd., and west of Cole Ave.. – APN(s): 321-090-004, -007, -008, -009, -026, and -052 – 97.25± Gross Acres – Planning Contact: Richard Marshalian at [RMarshalian@rivco.org](mailto: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
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- CEQA Exempt
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

*"Planning Our Future... Preserving Our Past"*

44

223

**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. 240050 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 1<sup>st</sup> 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. 240050**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR) and Community Development Medium Density Residential (CD:MDR), allow for submittal of an application for a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site. 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 GPA240050 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 321-090-004, -007, -008, -009, -026, and -052. This proposed project is located: north of Avenue C, south of Markham St., east of Wood Rd., and west of Cole Ave. 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. GPA240050 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240050 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](mailto: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](mailto: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. 240050 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 la Sala de Juntas 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. 240050**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240050 para cambiar el Componente de Fundación del Plan General de seis (6) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC:VLDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD:LDR) y Desarrollo Comunitario Residencial de Densidad Media (CD:MDR), permitiendo la presentación de una solicitud para un proyecto que consiste en una subdivisión residencial que contenga casas unifamiliares en una variedad de tamaños de lotes, con lotes más pequeños posicionados a lo largo del límite del campus de Citrus Hills High School, transicionando a tamaños de lotes más grandes adyacentes a la comunidad residencial ubicada al sur del sitio del proyecto. Se requerirán solicitudes adicionales de desarrollo y revisión por parte del Condado para confirmar que el proyecto en su totalidad cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta GPA240050 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN: 321-090-004, -007, -008, -009, -026 y -052. Este proyecto propuesto está ubicado: al norte de Avenue C, al sur de Markham St., al este de Wood Rd., y al oeste de Cole Ave. 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. GPA240050 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. GPA240050 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065) ni 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](mailto: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](mailto:cob@rivco.org).

Fecha: 11 de junio de 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi 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. 240050 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. GPA240050 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240050 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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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](mailto: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. 240050 EN EL PRIMER DISTRITO SUPERVISORIAL**

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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. GPA240050 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. GPA240050 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065) ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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**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](mailto:RMARSHALIAN@RIVCO.ORG)**

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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](mailto:cob@rivco.org).

Fecha: 13 de Junio, de 2025

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

# 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

GPA240050

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

266302006  
DRAKE MICHAEL G & DRAKE DEBORAH L  
LIVING TRUST DATED 5/1/2019  
19344 ONTARIO AVE  
RIVERSIDE CA 92508

266303003  
RODRIGO TORRES  
19373 ONTARIO AVE  
RIVERSIDE CA 92508

266303006  
DORA N. MEZA  
8786 SAN VICENTE DR  
YUCCA VALLEY CA 92284

266303008  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

266312005  
RYAN HERNANDEZ  
19394 ONTARIO AVE  
RIVERSIDE CA 92508

266312006  
DALE EVERETT HIGHBARGER  
P O BOX 51297  
RIVERSIDE CA 92517

266312007  
KHAMPASONG CHANTHAVONG  
19462 ONTARIO AVE  
RIVERSIDE CA 92508

266312008  
MARTIN MAGANA  
19488 ONTARIO AVE  
RIVERSIDE CA 92508

266313001  
CRAIG ALAN SCHULTZ  
9567 CAPITAN CT  
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

321030023  
TAYLOR DAVID & STAR LIVING TRUST DTD  
7/14/21  
2106 DANA ST  
CORONA CA 92879

321030024  
IVIS J CALDERON ADRIAN  
18131 WOOD RD  
PERRIS CA 92570

321030025  
LUIS FERNANDO ZAPIEN  
18155 WOOD RD  
PERRIS CA 92570

321030030  
AARRON MOTTE  
18880 AVENUE B  
PERRIS CA 92570

321030031  
LUIS ARRELLANO  
18906 AVENUE B  
PERRIS CA 92570

321030032  
NUNEZ TOMMY FAMILY TRUST  
18205 WOOD RD  
PERRIS CA 92570

321030033  
JIMMY MONUGIAN  
29129 WAYFARER CT  
LAKE ELSINORE CA 92530

321040018  
SALLY A. DHAHBI  
18321 WOOD RD  
PERRIS CA 92570

321040020  
SUMANTH CHINTHAGUNTA  
9535 ORLEANS LN  
RIVERSIDE CA 92508

321040021  
JEANNETTE V. KELLEY  
23846 LOS ARROLLOS RD  
PERRIS CA 92570

321040030  
MORRIS FAMILY TRUST  
22351 MELODI LN  
SAUGUS CA 91350

321040035  
ESMERALDA GONZALEZ  
923 FORD ST  
CORONA CA 92879

321040044  
RICARDO CASAS  
18951 AVENUE B  
PERRIS CA 92570

321040051  
MATILDE BENITEZ  
18823 AVENUE B  
PERRIS CA 92570

321060025  
RAFAEL GALECKI  
18867 AVENUE C  
PERRIS CA 92570

321060026  
RUIZ DAVID & XOCHITL REVOCABLE LIVING  
TRUST 4/16/2024  
18960 PRICELESS RD  
PERRIS CA 92570

321060027  
JEFFERY A. CAMIRE  
18525 WOOD RD  
PERRIS CA 92570

321060030  
TILLERY FAMILY TRUST DTD 2/21/24  
18940 PRICELESS RD  
PERRIS CA 92570

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RUDY ALEXANDER PENA  
18570 PRICELESS RD  
PERRIS CA 92570

321060036  
EDGARD C. FLORES  
18885 PRICELESS RD  
PERRIS CA 92570

321090004  
LCY INV  
19057 COLIMA RD  
ROWLAND HEIGHTS CA 91748

321090049  
VAL VERDE UNIF SCHOOL DIST  
555 S FLOWER ST 41ST FL  
LOS ANGELES CA 90071

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

321421002  
DANIEL E. ALBANESE  
18654 TOEHEE ST  
PERRIS CA 92570

321421003  
CHRISTOPHER J. WRIGHT  
3670 LOLO ST  
KALAHEO HI 96741

321421004  
ITZIAR ROMO  
18606 TOEHEE ST  
PERRIS CA 92570

321421005  
JAIME ROMERO  
18558 TOEHEE ST  
PERRIS CA 92570

321421006  
MIGUEL ANGEL CONTRERAS  
18534 TOEHEE ST  
PERRIS CA 92570

321421007  
ESTHER MIRIAM LUEVANO  
18510 TOEHEE ST  
PERRIS CA 92570

321421008  
JESUS RAMIREZ CHAVEZ  
19325 AVENUE C  
PERRIS CA 92570

321421009  
ALBERT NAVARRO  
19349 AVENUE C  
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

321422001  
DIANE MARIE SILVA  
18540 HAWKHILL AVE  
PERRIS CA 92570

321422002  
RODNEY L. PERKINS  
18516 HAWKHILL AVE  
PERRIS CA 92570

321422003  
XI HUANG  
18507 TOEHEE ST  
PERRIS CA 92570

321422004  
PAUL E. HOWE  
18531 TOEHEE ST  
PERRIS CA 92570

321422005  
TONYA STILLSON  
15525 SAGE CT  
MORENO VALLEY CA 92555

321422006  
CHARLES DOUGLAS  
18579 TOEHEE ST  
PERRIS CA 92570

321422007  
ALI SEDAGHAT  
18603 TOEHEE ST  
PERRIS CA 92570

321422018  
JOSE L. VELASCO  
18614 HAWKHILL AVE  
PERRIS CA 92570

321422019  
MARI LOPEZ  
18590 HAWKHILL AVE  
PERRIS CA 92570

321422020  
EPIFANIO ALVARADO  
18566 HAWKHILL AVE  
PERRIS CA 92570

321423001  
DAWN C. BRAWLEY  
19019 AVENUE C  
PERRIS CA 92570

321423002  
VARELA NANCY & RAY ANTHONY 2024  
REVOCABLE TRUST  
19069 VAN BUREN BLVD STE 114 #235  
RIVERSIDE CA 92508

321423003  
EDGAR L RODRIGUEZ BARON  
19043 AVENUE C  
PERRIS CA 92570

321423004  
TOFA POLAMALU GANTT  
19069 VAN BUREN BLVD STE 114-228  
RIVERSIDE CA 92508

321423005  
PACIFIC BELL TELEPHONE CO  
100 N STONEMAN AVE NO 130  
ALHAMBRA CA 91801

321423006  
TERI RHETTA  
18519 MALKOHA ST  
PERRIS CA 92570

321423007  
JENNIFER L. SANCHEZ  
18537 MALKOHA ST  
PERRIS CA 92570

321423008  
JOSE ACEVEDO  
308 N VAIL AVE  
MONTEBELLO CA 90640

321423009  
CARLOS JIMENEZ  
18573 MALKOHA ST  
PERRIS CA 92570

321423010  
VICTORIA A. SANDOVAL KHAN  
18591 MALKOHA ST  
PERRIS CA 92570

C  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240050  
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 1<sup>st</sup> 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. 240050**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240050 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR) and Community Development Medium Density Residential (CD:MDR), allow for submittal of an application for a project consisting of a residential subdivision containing single family homes in a variety of lot sizes, with smaller lots positioned along the Citrus Hills High School campus boundary, transitioning to larger lot sizes adjoining the residential community located south of the project site. 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 GPA240050 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 321-090-004, -007, -008, -009, -026, and -052. This proposed project is located: north of Avenue C, south of Markham St., east of Wood Rd., and west of Cole Ave. in the First Supervisorial District.

\* 7877981 7878014  
PSEMPV  
The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240050 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240050 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](mailto: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.

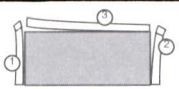
.. If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that 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](mailto:cob@rivco.org)

Dated: June 13, 2025

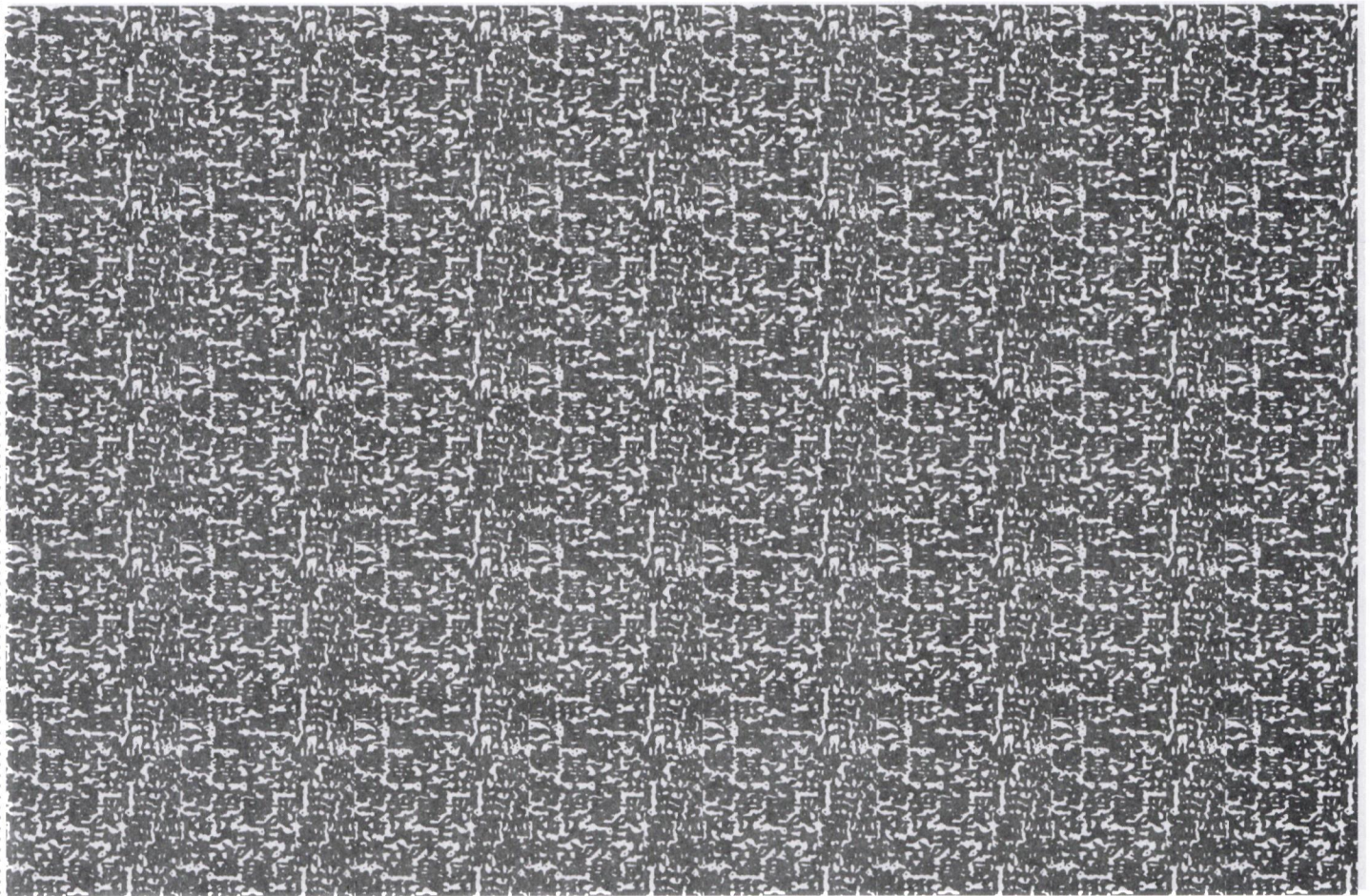
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Board of Supervisors Assistant



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266320025  
JORGE LUIS MENDOZA  
18352 JURUPA AVE  
BLOOMINGTON CA 92316

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2025 JUN 23 11:10:46

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C  
**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. 240050 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 la Sala de Juntas 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. 240050**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240050 para cambiar el Componente de Fundación del Plan General de seis (6) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC:VLDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD:LDR) y Desarrollo Comunitario Residencial de Densidad Media (CD:MDR), permitiendo la presentación de una solicitud para un proyecto que consiste en una subdivisión residencial que contenga casas unifamiliares en una variedad de tamaños de lotes, con lotes más pequeños posicionados a lo largo del límite del campus de Citrus Hills High School, transicionando a tamaños de lotes más grandes adyacentes a la comunidad residencial ubicada al sur del sitio del proyecto. Se requerirán solicitudes adicionales de desarrollo y revisión por parte del Condado para confirmar que el proyecto en su totalidad cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta GPA240050 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN: 321-090-004, -007, -008, -009, -026 y -052. Este proyecto propuesto está ubicado: al norte de Avenue C, al sur de Markham St., al este de Wood Rd., y al oeste de Cole Ave. 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. GPA240050 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. GPA240050 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065) ni 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](mailto: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.

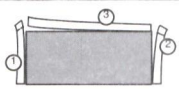
Si impugna el artículo anterior en el tribunal, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. 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](mailto:cob@rivco.org).

Fecha: 13 de Junio, de 2025

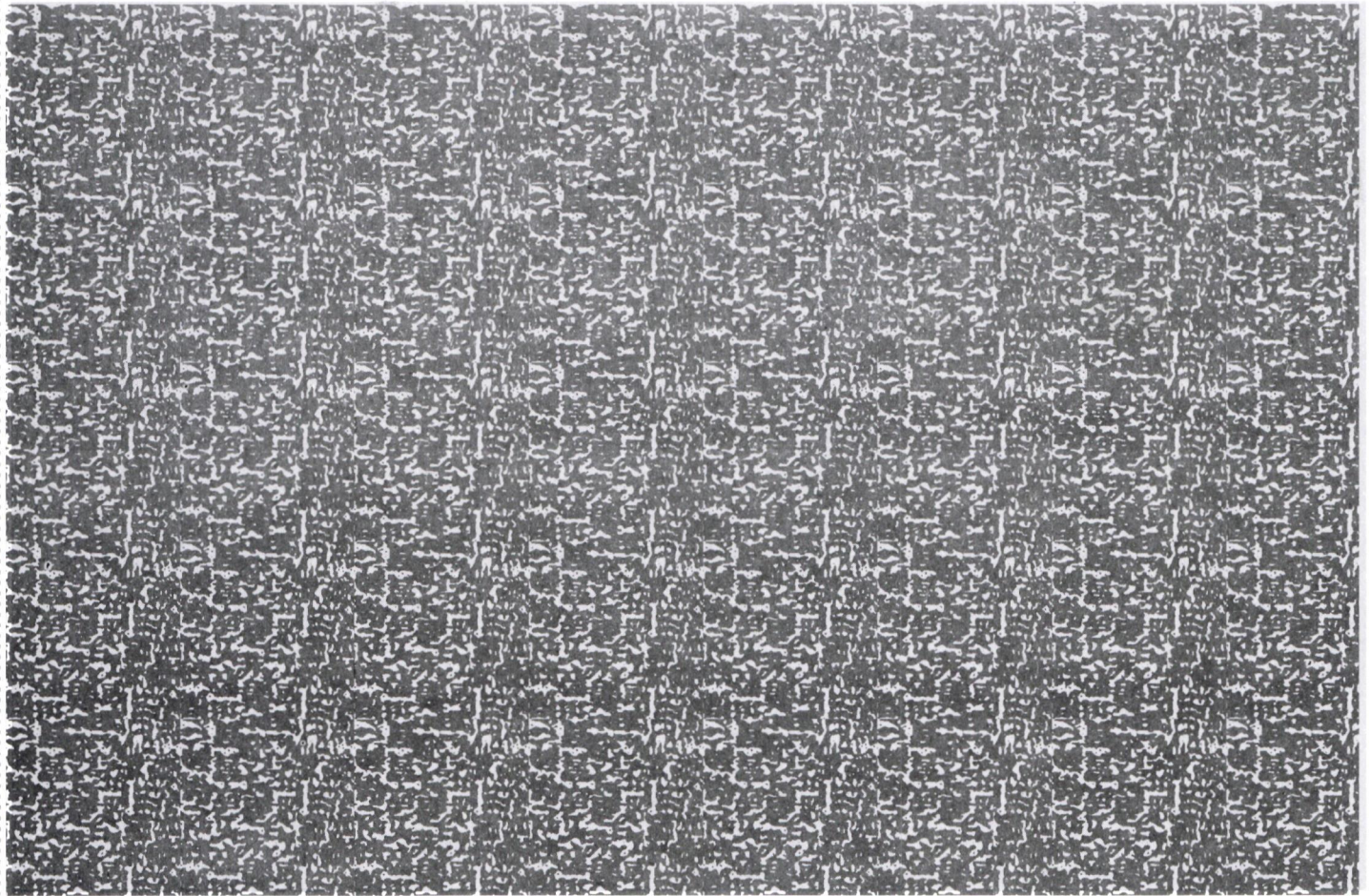
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Board of Supervisors Assistant



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County Administrative Center  
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266320025  
JORGE LUIS MENDOZA  
18352 JURUPA AVE  
BLOOMINGTON CA 92316

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92502-1147

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C  
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\* 7877981 7878014  
The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240050 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240050 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065) or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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PSEMPV  
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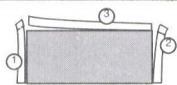
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Dated: June 13, 2025

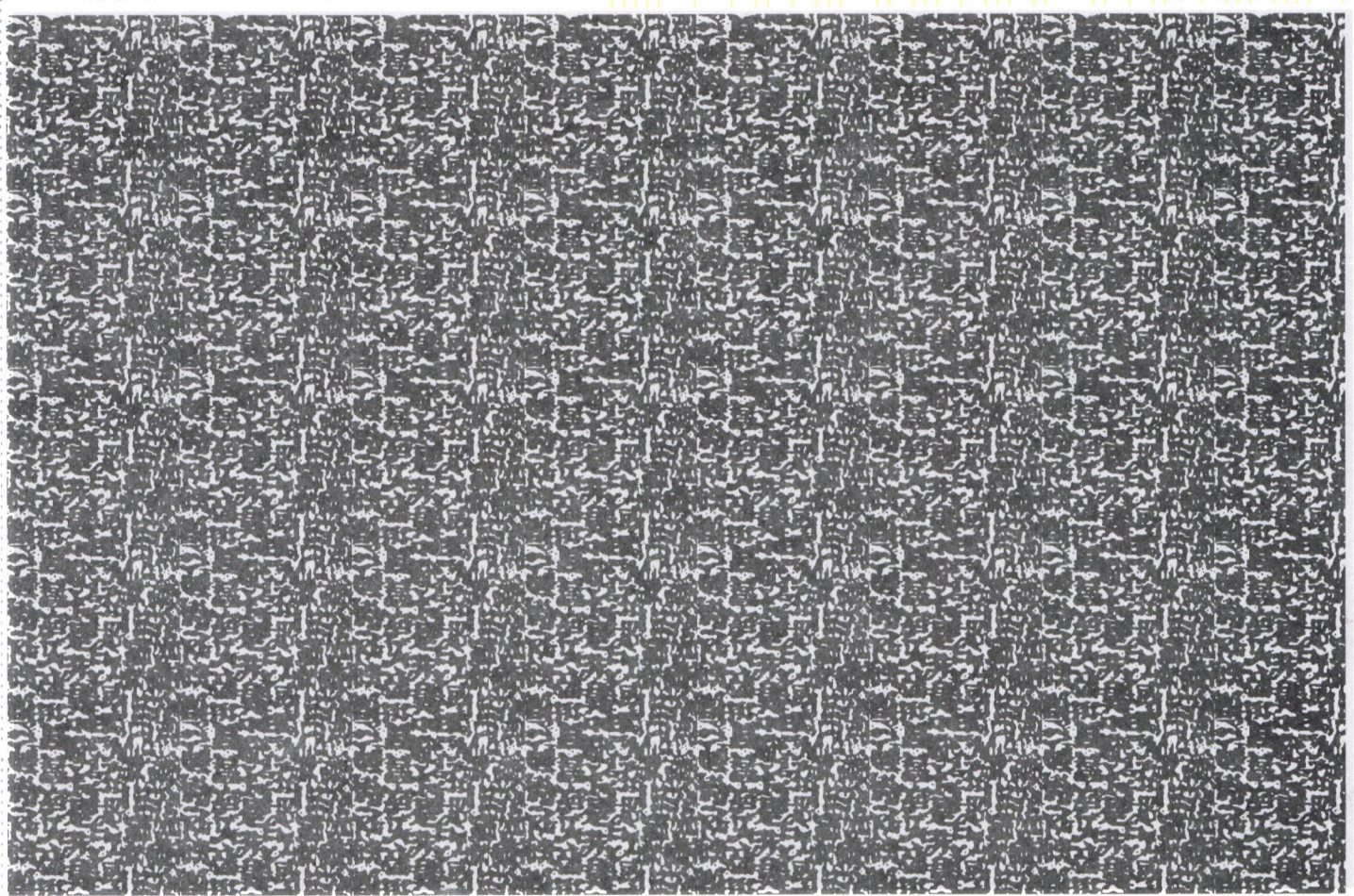
Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Board of Supervisors Assistant



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

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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. 240050 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 la Sala de Juntas 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. 240050**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240050 para cambiar el Componente de Fundación del Plan General de seis (6) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC:VLDR) a Desarrollo Comunitario: Residencial de Baja Densidad (CD:LDR) y Desarrollo Comunitario Residencial de Densidad Media (CD:MDR), permitiendo la presentación de una solicitud para un proyecto que consiste en una subdivisión residencial que contenga casas unifamiliares en una variedad de tamaños de lotes, con lotes más pequeños posicionados a lo largo del límite del campus de Citrus Hills High School, transicionando a tamaños de lotes más grandes adyacentes a la comunidad residencial ubicada al sur del sitio del proyecto. Se requerirán solicitudes adicionales de desarrollo y revisión por parte del Condado para confirmar que el proyecto en su totalidad cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la propuesta GPA240050 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APN: 321-090-004, -007, -008, -009, -026 y -052. Este proyecto propuesto está ubicado: al norte de Avenue C, al sur de Markham St., al este de Wood Rd., y al oeste de Cole Ave. 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. GPA240050 y, si se recomienda, **ADOpte** una orden iniciando la Enmienda al Plan General No. GPA240050 y exigiendo al solicitante que presente al Condado un proyecto dentro de los 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065) ni 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](mailto: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.

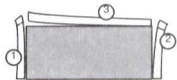
Si impugna el artículo anterior en el tribunal, puede estar limitado a plantear solo aquellos temas que usted o alguien más planteó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en, o antes de, la audiencia pública. 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](mailto:cob@rivco.org).

Fecha: 13 de Junio, de 2025

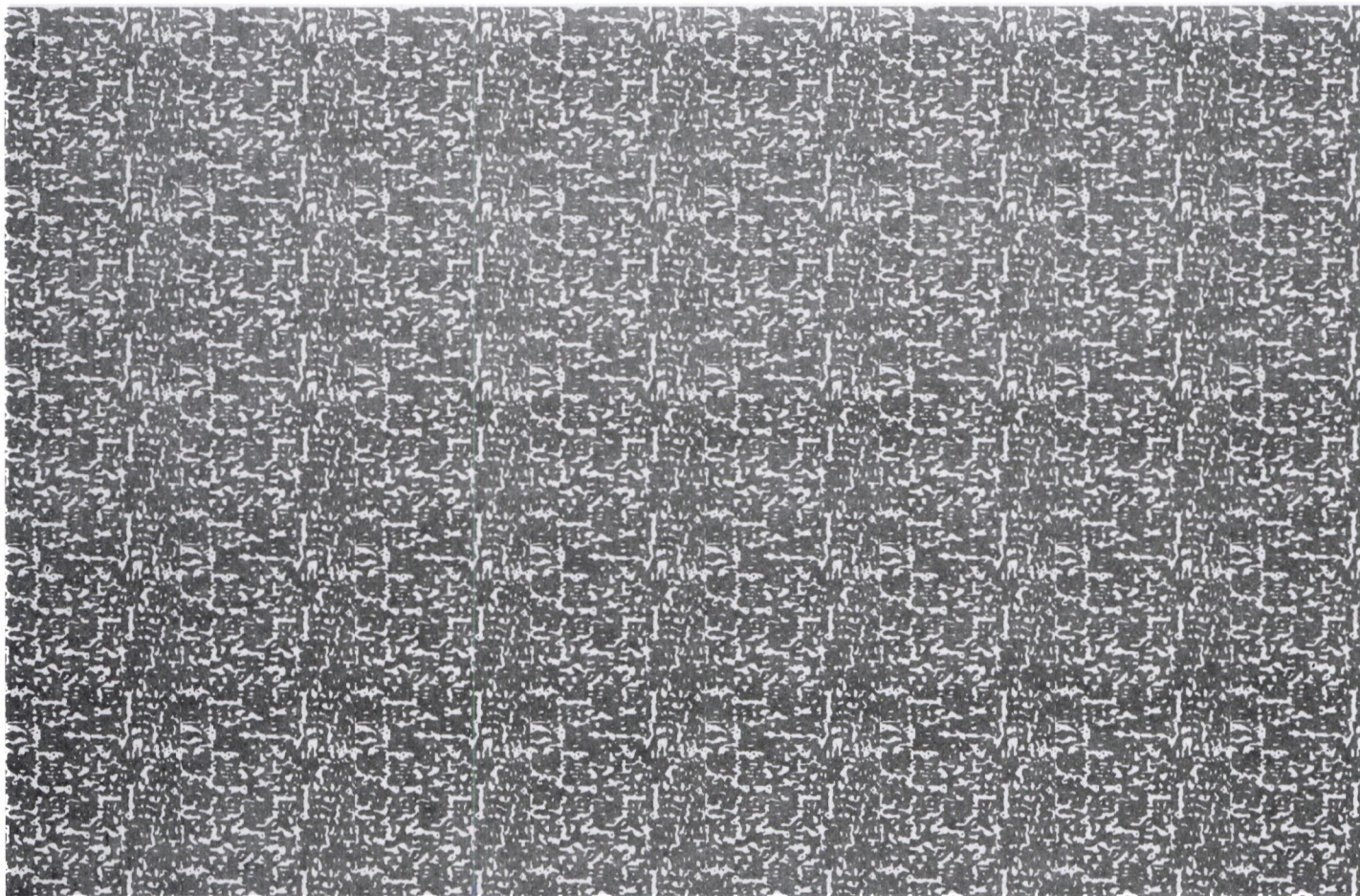
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Riverside County Board of Supervisors  
Request to Speak

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SPEAKER'S NAME: Debbie WASH

Address: MEAD VALLEY

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: 6-24-25 Agenda # 27.3

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 #** 22.3

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support** \_\_\_\_\_ **Oppose** \_\_\_\_\_ **Neutral**

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\_\_\_\_\_ **Support** \_\_\_\_\_ **Oppose** \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** Debbie Walsh

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

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SPEAKER'S NAME: Terrie McCandlish

Address: 19488 Kildare Ct

City: Perms Zip: 92570

Phone #: 909-331-6408

Date: 6.24.2025 Agenda # 223

PLEASE STATE YOUR POSITION BELOW:

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

\_\_\_\_\_ Support  \_\_\_\_\_ 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: MANICEIA MARTINEZ

Address: 21600 BAILEY ST

City: PERRIS Zip: 92570

Phone #: 951 450 9309

Date: 6-25-25 Agenda # 27893 (22.3)

PLEASE STATE YOUR POSITION BELOW:

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

\_\_\_\_\_ Support  \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

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(Revised: 04/23/2025)

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**SPEAKER'S NAME:** John L. Minnola

**Address:** 19464 Killdeer Court

**City:** Lake Mathews **Zip:** 92570

**Phone #:** 714-543-9005

**Date:** 6/24/25 **Agenda #** 22.2 + 22.3

**PLEASE STATE YOUR POSITION BELOW:**

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

\_\_\_\_\_ **Support**  \_\_\_\_\_ **Oppose** \_\_\_\_\_ **Neutral**

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Riverside County Board of Supervisors  
Request to Speak

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SPEAKER'S NAME: Derrick Griffith

Address: 15858 Yrube Rd

City: Lake Mathews Zip: 92570

Phone #: (951) 544.8498

Date: June 24, 2025 Agenda # 22.2 # 22.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item: Oppose  
Rezoning  
\_\_\_\_\_ 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)

## BOARD RULES

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# Online

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SPEAKER'S NAME: Franco Pacheco

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 22.3

PLEASE STATE YOUR POSITION BELOW:

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

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Ted Weygeland

Address: 3750 University Ave # 570

City: Riverside CA Zip: 92501

Phone #: \_\_\_\_\_

Date: 6/24/25 Agenda # 22.3

PLEASE STATE YOUR POSITION BELOW:

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

X Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

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