

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



ITEM: 22.2
(ID # 28519)

MEETING DATE:

Tuesday, August 26, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplexes. 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 GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representative: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of 53rd Ave, east of Monroe St, south of 52nd Ave, and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres - Not a Project under CEQA. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy



John Hildebrand, Planning Director 8/19/2025


Rania Odenbaugh, TLMA Director 8/19/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240034 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: August 26, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240034 (GPA240034) 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 Estate Density Residential (RC: EDR) to Medium High Density Residential (CD: MHDR) and Commercial Retail (CD: CR), on two (2) parcel(s), totaling 17.45 gross acres, in order to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplexes.

The two (2) parcels are located north of 53rd, east of Monroe Street, south of 52nd, and west of Arabia Street.

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 (GPA240034) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240034 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR). The parcel is located in the Vista Santa Rosa Policy Area, within the Eastern Coachella Valley Area Plan.

If FC-GPA240034 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of commercial and residential uses that include retail, restaurants, single-family homes, and duplexes.

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

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

The proposed Commercial Retail (CD: CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee, 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-GPA240034 was held before the General Plan Advisory Committee on April 21, 2025. No comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided public testimony.

The Committee discussed the project.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240034 was held before the Planning Commission on June 4, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments and one (1)

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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member of the public provided public testimony expressing concerns about the description of the concept, traffic, noise, proximity to a school, and the commercial aspect,

The Committee discussed the project. Issues that were discussed included support for commercial amenities, mixed uses, and local serving retail.

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

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

Impact on Residents and Businesses

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved 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 General Plan
Attachment C – Existing Land Use
Attachment D – Existing Zoning
Attachment E – Noticing Radius and Labels
Attachment F – Applicant's Exhibits
Attachment G – GPAC Hearing Package
Attachment H – PC Hearing Package


Jason Farin, Principal Policy Analyst

8/20/2025


Braden Holly, Deputy County Counsel

8/18/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

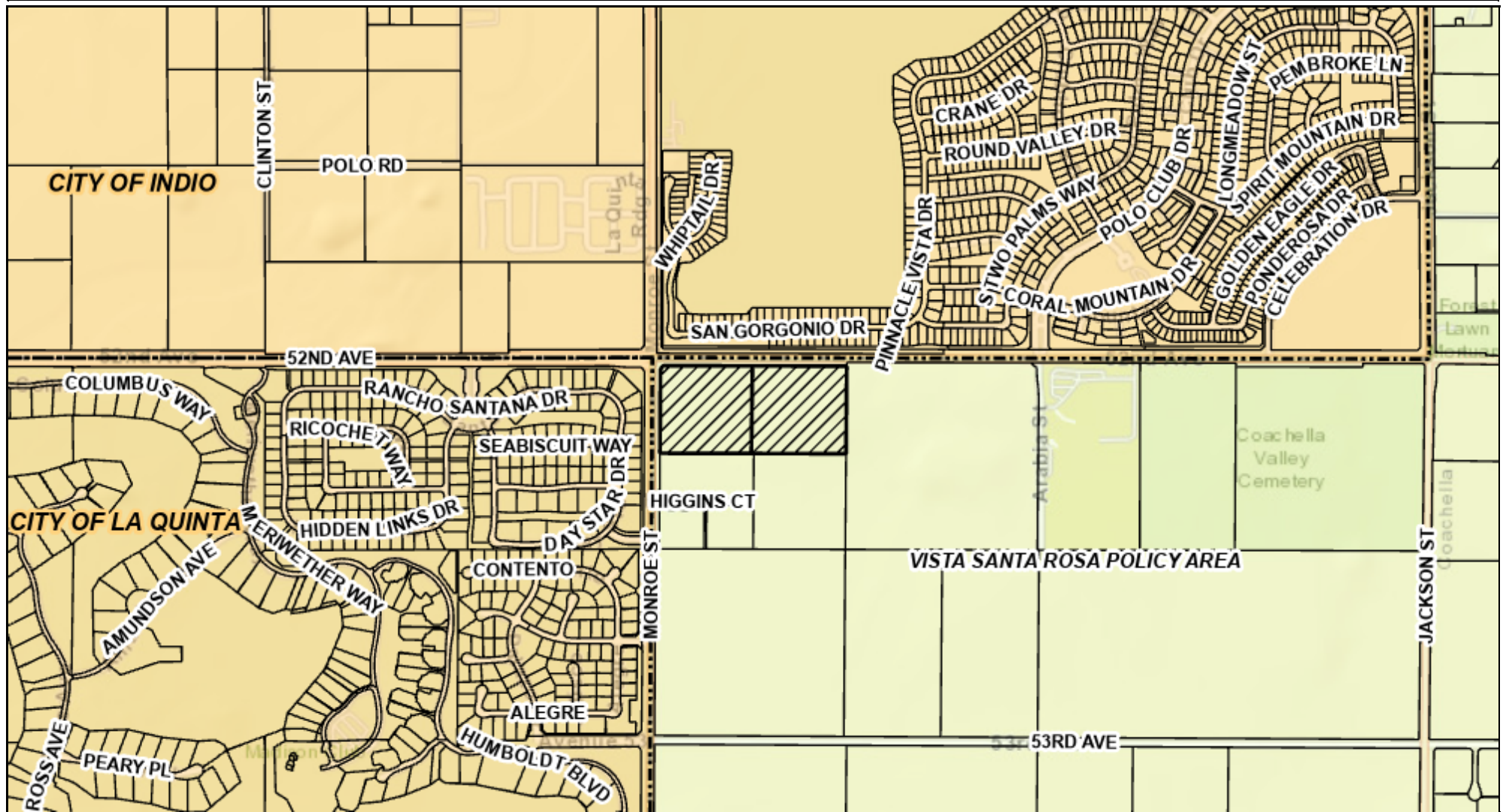
GPA240034

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

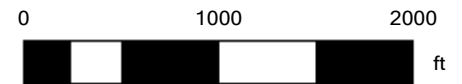
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District: 4

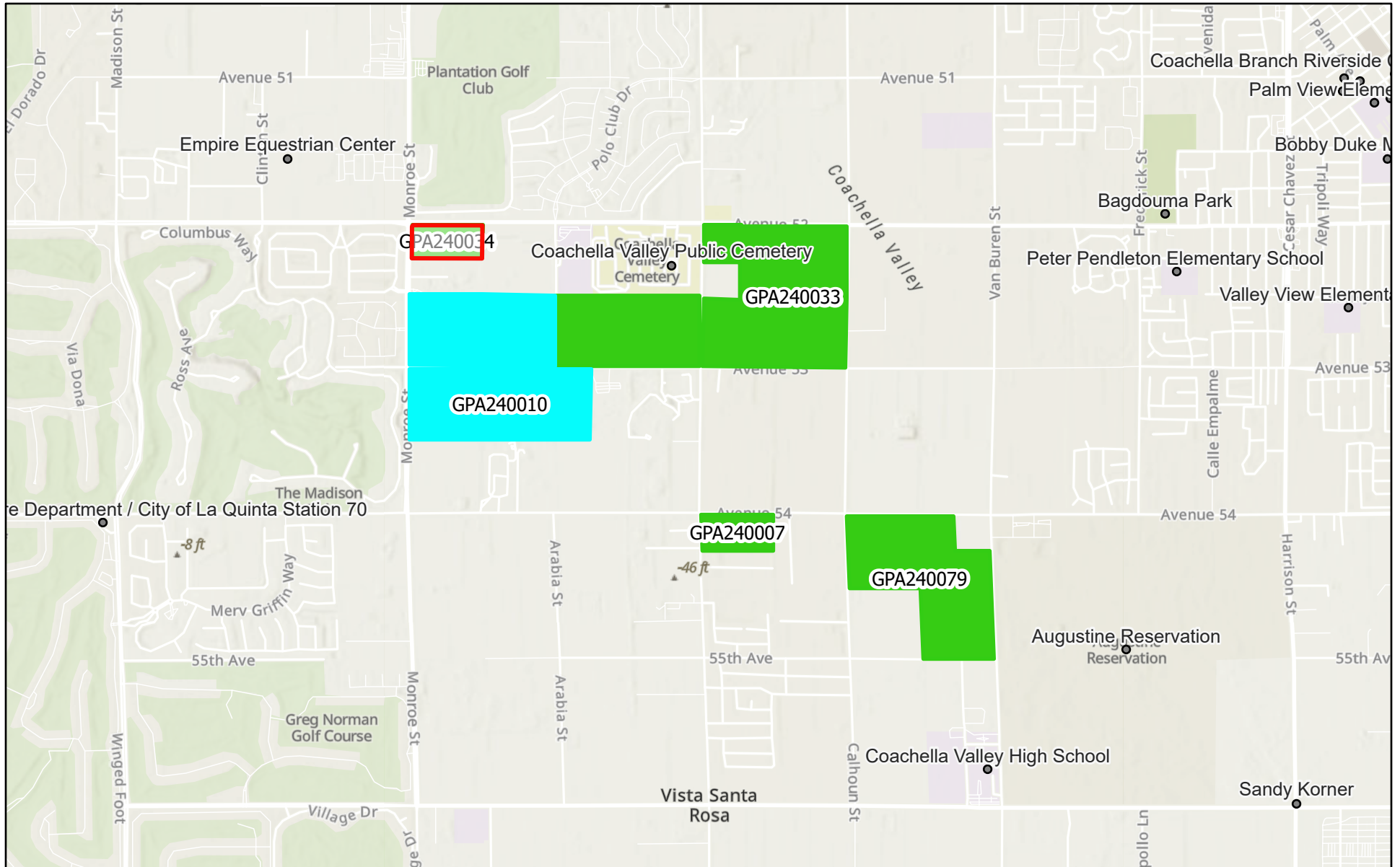


Zoning Area/District: LOWER COACHELLA VALLEY


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



Foundation Component GPA Cycle Map




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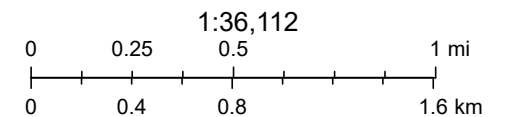
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Complete - Initiation Approved



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

TLMA - Planning

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, 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,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

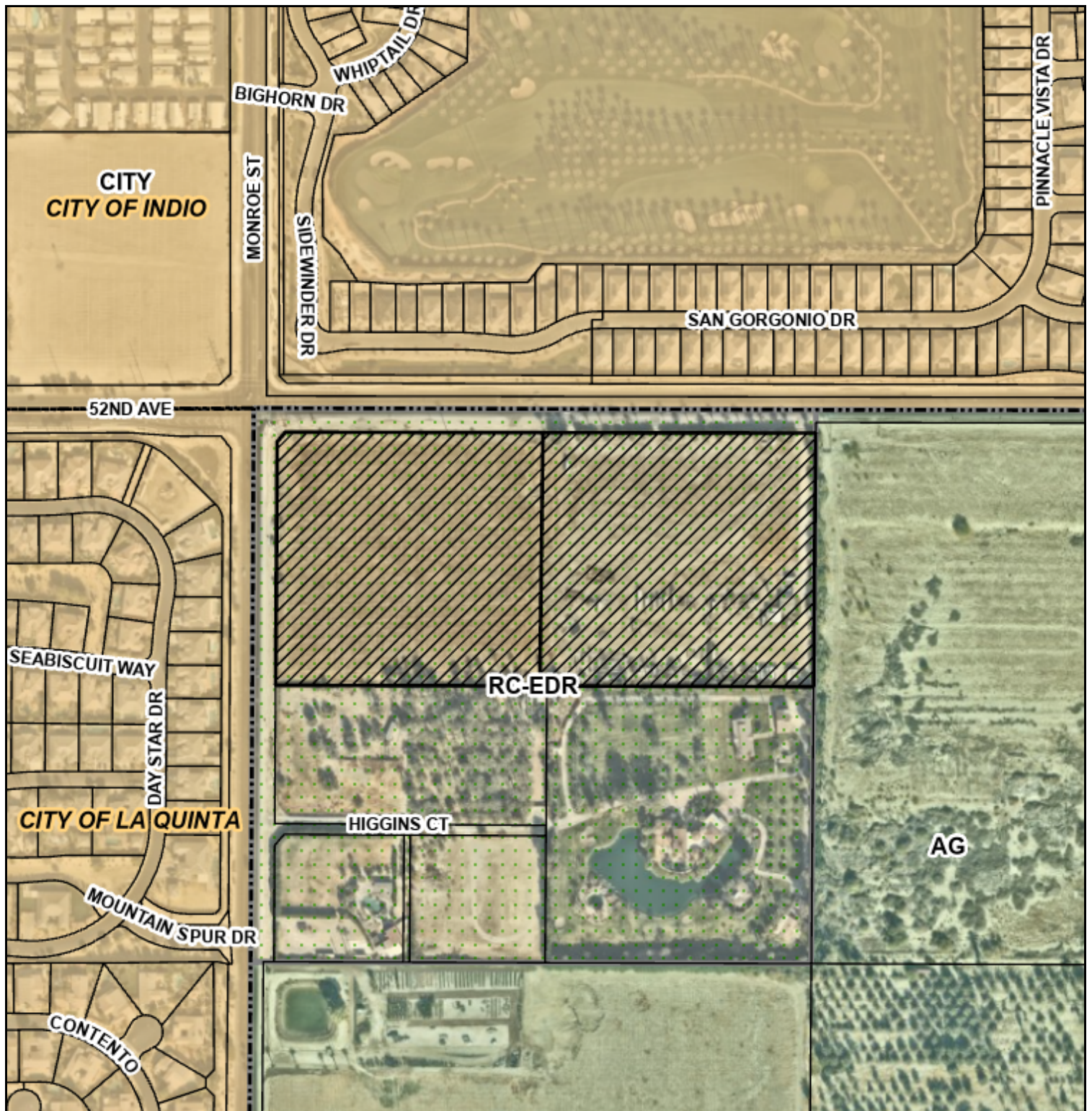
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

Date: 7-14-2025

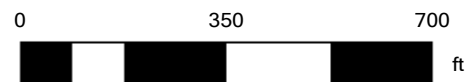
District: 4

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

LAND USE

Supervisor: V MANUEL PEREZ

Date: 7-14-2025

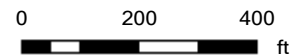
District: 4

Exhibit: 1



Zoning District: LOWER COACHELLA VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

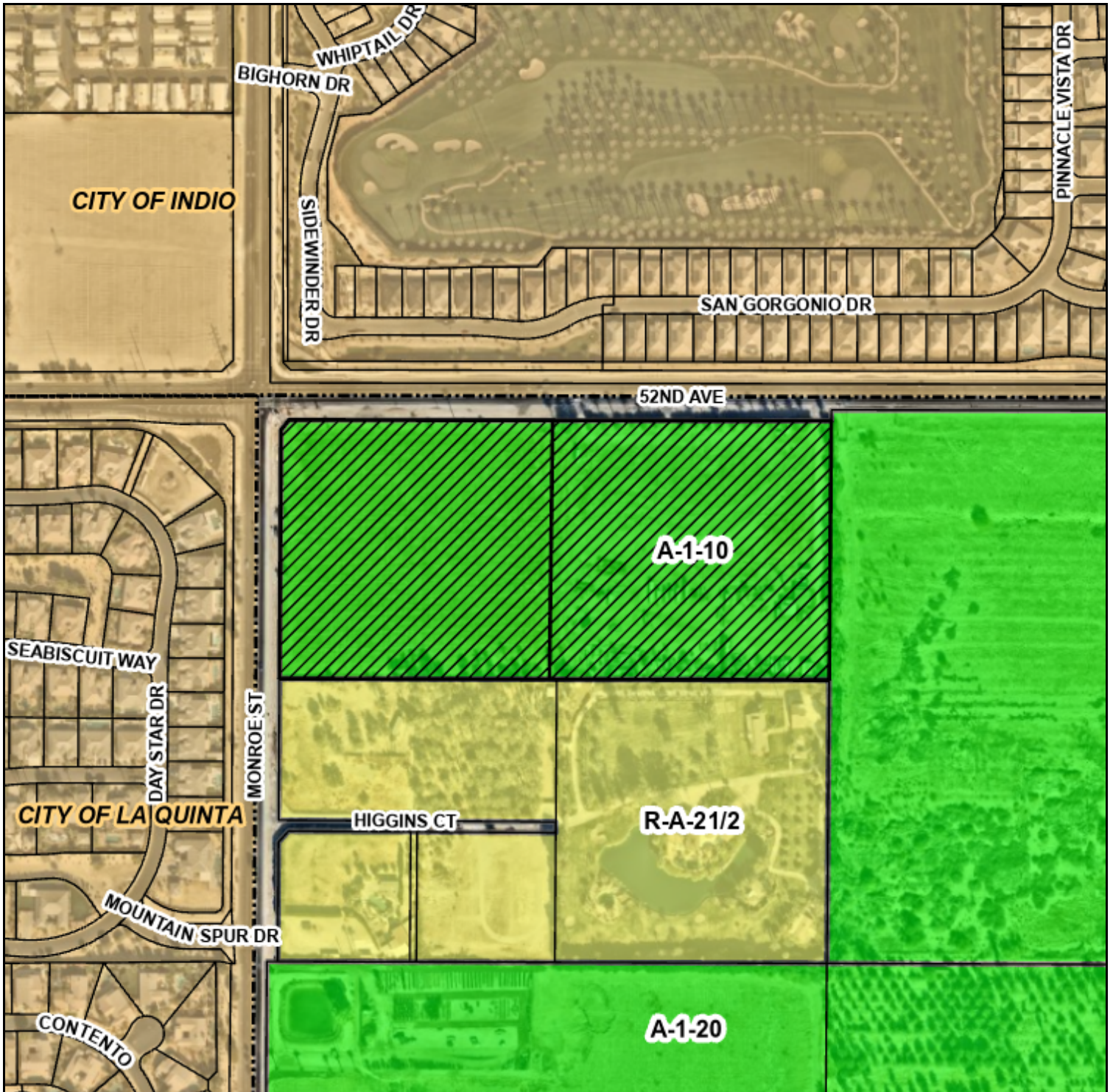
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

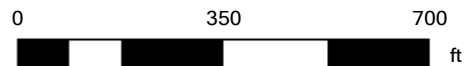
Date: 7-14-2025

Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240034)

Planning Case APN(s): 780-010-001 and 780-010-002

I, Edward Lincoln certify that on August 7, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

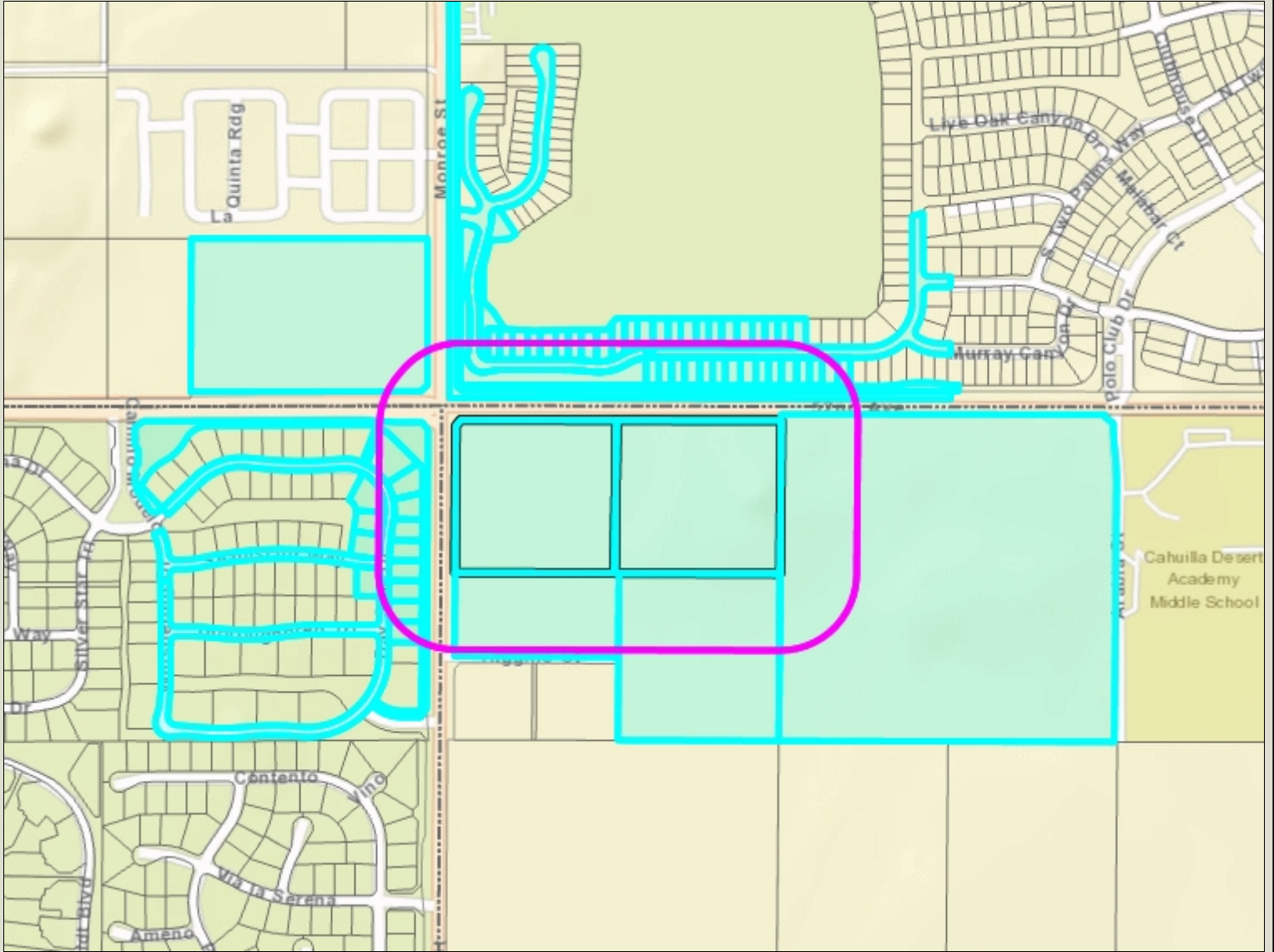
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: 951-955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240034



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

Notes



0 752 1,505 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... 3/19/2025 3:13:48 PM

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779050025
EMPIRE II
12302 EXPOSITION BL
LOS ANGELES CA 90064

779110007
CITY OF INDIO
100 CIVIC CENTER MALL
INDIO CA 92202

779370001
RANCHO SANTANA HOMEOWNERS
ASSN
P O BOX 799
RANCHO MIRAGE CA 92270

779370004
CVWD
P O BOX 1058
COACHELLA CA 92236

779400012
ANGEL TORAL
52120 DAY STAR DR
LA QUINTA CA 92253

779400013
MITCHELL SAUNDERS
52150 DAY STAR DR
LA QUINTA CA 92253

779400014
ACOSTA FAMILY TRUST DATED 2/1/2019
52180 DAY STAR
LA QUINTA CA 92253

779400015
MATTHEW J. MARRIN
52210 DAY STAR DR
LA QUINTA CA 92253

779400016
HANSSON JAMES & JACQUELINE LIVING
TRUST DTD 09/09/22
4370 TIMBERLINE DR
CARSON CITY NV 89703

779400017
ZIEGLER FAMILY TRUST 08/11/00
52205 DAY STAR DR
LA QUINTA CA 92253

779400018
MAXINE ELINOR PAULS
52165 DAY STAR DR
LA QUINTA CA 92253

779400019
PAUL M. WIEGAND
9045 NE 26TH ST
CLYDE HILL WA 98004

779400036
ABBY C. TANEM
2358 DOMINIC DR
NOVATO CA 94947

779400050
RANCHO SANTANA HOMEOWNERS
ASSN
42427 RANCHO MIRAGE LN
RANCHO MIRAGE CA 92270

779430003
RICHARD MATTHEW DELGADO
10048 MCBROOM ST
SUNLAND CA 91040

779430004
BRUCE LA VERNE TWETEN
52300 DAY STAR DR
LA QUINTA CA 92253

779430005
ISHAK MAHA A DTD 01/21/2008
52270 DAY STAR DR
LA QUINTA CA 92253

779580041
POLO ESTATES VENTURES
8800 N GAINNEY CTR DR
SCOTTSDALE AZ 85258

779580058
POLO CLUB MAINTENANCE ASSN
41865 BOARDWALK AVENUE STE 101
PALM DESERT CA 92211

779580059
POLO CLUB MAINTENANCE ASSN
41865 BOARDWALK AVE STE 101
PALM DESERT CA 92211

779590003
RUSSELL A. LIEDHOLM
49950 JEFFERSON ST STE 130
INDIO CA 92201

779590004
JOHN H. JAQUES
82-190 SAN GORGONIO DR
INDIO CA 92201

779590005
KIMBERLEY ANN CALVO
82200 SAN GORGONIO DR
INDIO CA 92201

779590006
BLAINE BOERCHERS
21 PIKE BAY
ROCKY VIEW COUNTY AB T3Z 064

779590007
ADCOCK/LACHTMAN FAMILY 2001
TRUST DTD 07/18/2001
4790 CAUGHLIN PKY # 125
RENO NV 89519

779590008
KERN F. MARESCA
4023 30TH AVE W
SEATTLE WA 98199

779590009
CHRISTINA GLASGOW
82240 SAN GORGONIO DR
INDIO CA 92201

779590010
LINDA J. KANTER
17848 MISSION OAK DR
LITHIA FL 33547

779590011
ELIADES FAMILY TRUST DTD 10/16/13
27068 LA PAZ RD # 605
ALISO VIEJO CA 92656

779590040
SCOTT BROWN
82295 SAN GORGONIO DR
INDIO CA 92201

779590041
KENNETH PETER SCHIKOWSKI
8081 WASCANA GARDENS CRESCENT
REGINA SK S4V 1G8

779590042
WILLIAM D. JAWITZ
82275 SAN GORGONIO DR
INDIO CA 92201

779590043
JENNIFER SCHIFFMAN
82265 SAN GORGONIO DR
INDIO CA 92201

779590044
RONALD EDWARD BOURGAULT
4861 SADDLE IRON RD
CASTLE ROCK CO 80104

779590047
ESTHER EHRSAM
82225 SAN GORGONIO DR
INDIO CA 92201

779590048
TIMOTHY A. BOUCHER
82400 CRANE DR
INDIO CA 92201

779590049
GEORGENE GASSNER
82205 SAN GORGONIO DR
INDIO CA 92201

779590050
GREEN SCOTT & MARY LIVING TRUST
DTD 1/18/16
82195 SAN GORGONIO DR
INDIO CA 92201

779590051
CHOCHOLEK REVOCABLE LIVING
TRUST DTD 7/13/2004
82-185 SAN GORGONIO DR
INDIO CA 92201

780010001
EPC AVE 52
12302 EXPOSITION BLVD
LOS ANGELES CA 90064

780010002
EMPIRE SOUTH
12302 EXPOSITION BLV
LOS ANGELES CA 90064

780010003
GH FESTIVAL FARMS
502 STASSI LN
SANTA MONICA CA 90402

780010004
DAVID SAYAH
PO BOX 5332
BEVERLY HILLS CA 90209

780010008
COACHELLA VALLEY UNIF SCHOOL DIST
ACQ CORP
P O BOX 847
THERMAL CA 92274

An aerial photograph of a large industrial or construction site. The site is mostly flat and sandy, with some scattered buildings and equipment. In the background, there are rolling hills and mountains under a clear blue sky. A road with yellow lane markings is visible in the bottom right corner. A semi-transparent dark grey rectangle is overlaid on the center of the image, containing text.

Monroe & Ave 52

GPA 240034

H HAAGEN COMPANY
06-04-2025

WHO ARE WE?

- A family-owned and operated real estate company spanning three generations.
- Over 60 years of legacy in retail, commercial development, and operations throughout Southern California.
- A prominent land holder in the Coachella Valley, including:
 - Empire Polo Club, home of the Coachella and Stagecoach music festivals
 - Empire Grand Oasis
 - Indio Grand Marketplace
 - Coachella Airport Business Park
 - Calhoun Ranch, and other properties
- A major generator of the Coachella Valley's economic engine through festivals and entertainment activities.
- A direct and indirect fiscal benefits contributor to area cities.
- A Job creator.



HAAGEN COMPANY

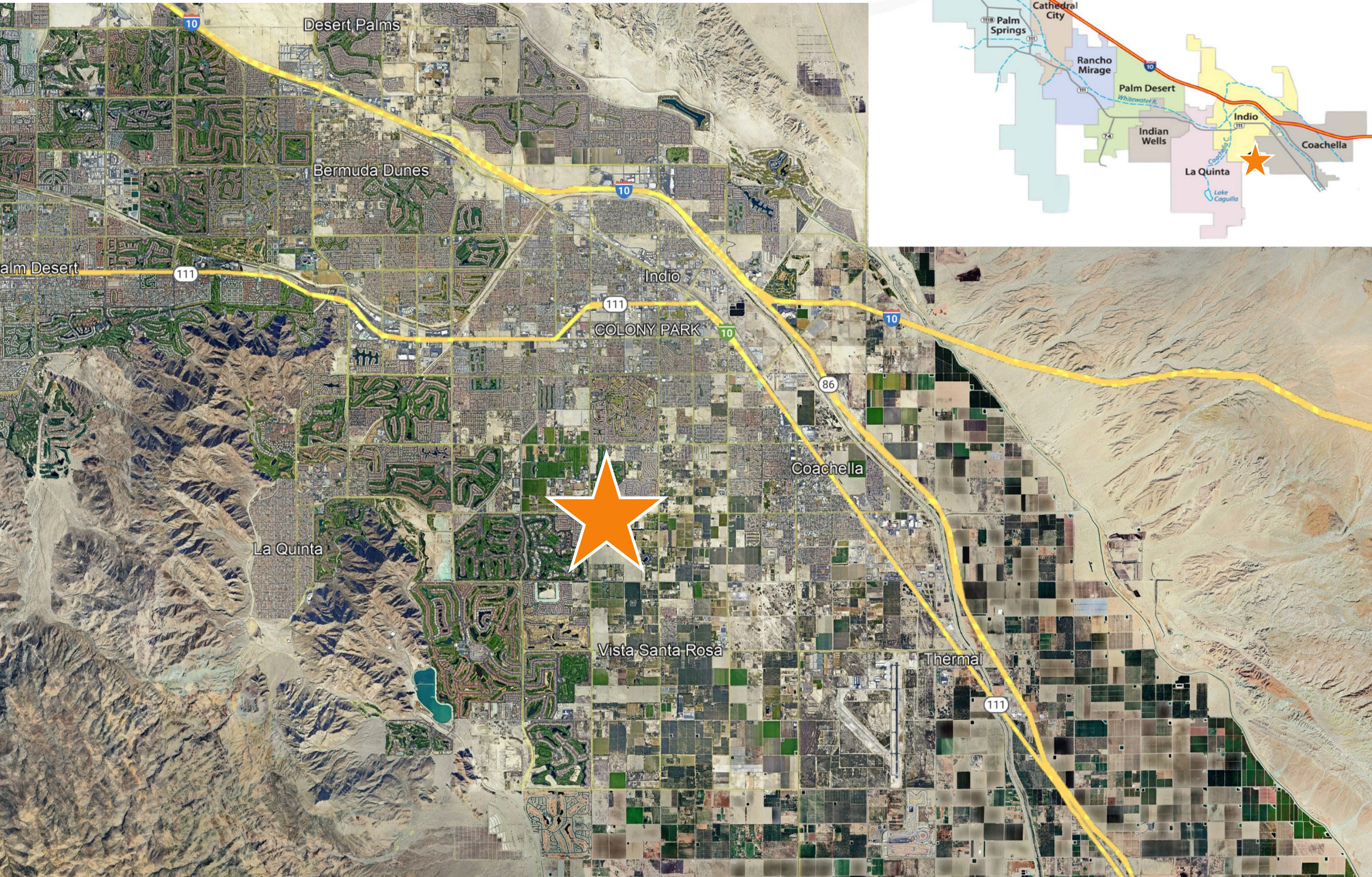


THE HAAGEN FAMILY LEGACY - THREE GENERATIONS



Empire Polo Club

PROJECT LOCATION



Location:

Southeast corner of
Monroe St and Ave 52.

APNs:

780-010-001 and 780-010-002

Site:

17.42 +/- Acres

Area Plan:

Riverside County - Eastern
Coachella Valley Area Plan

Policy Area:

Community of Vista Santa
Rosa

SURROUNDING LAND USES



EXISTING SITE CONDITIONS

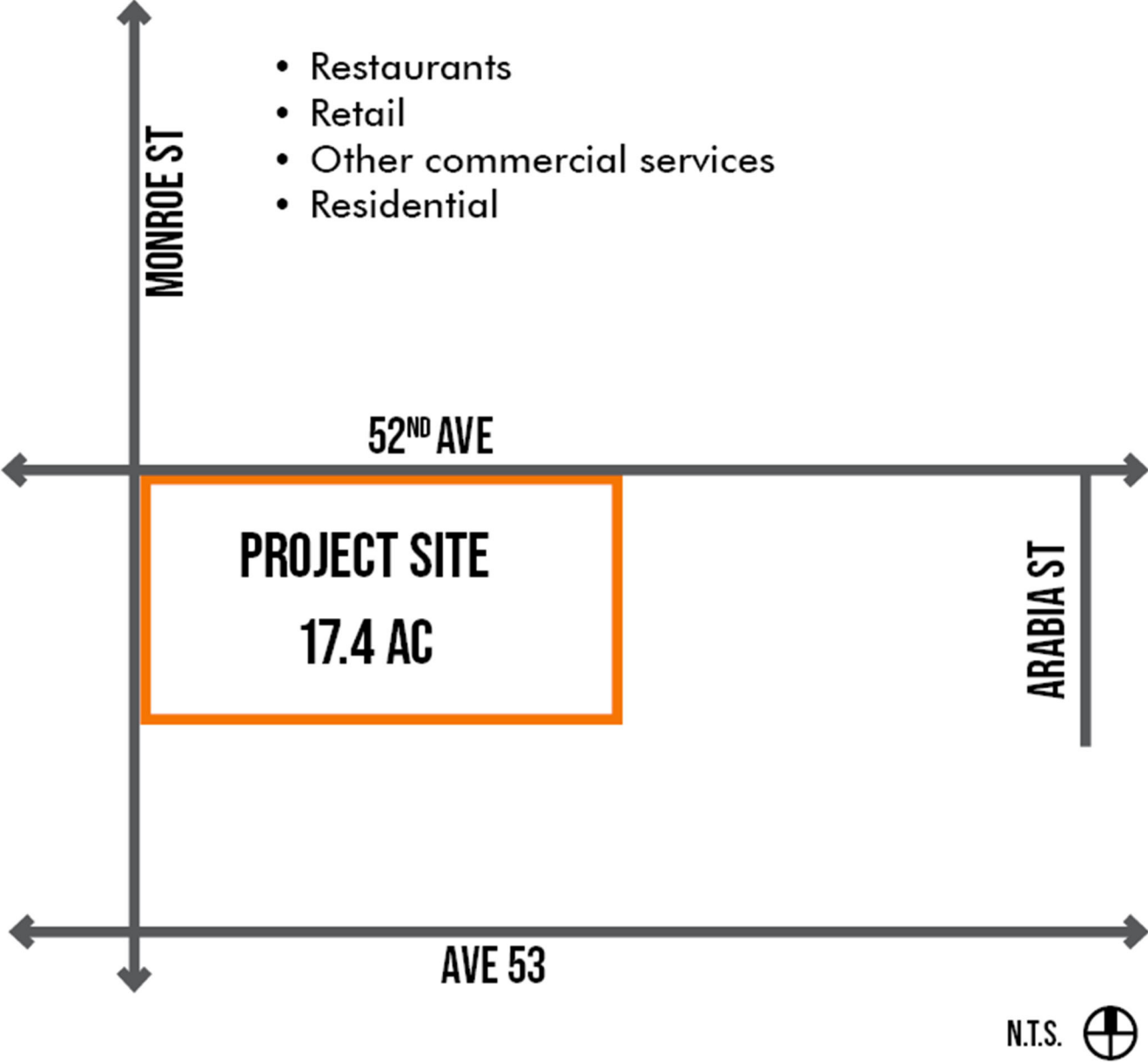


CONCEPTUAL SITE PLAN

 PROJECT SITE

Proposed land uses include commercial and residential. It may include, but are not limited to:

- Restaurants
- Retail
- Other commercial services
- Residential



EXISTING LAND USE

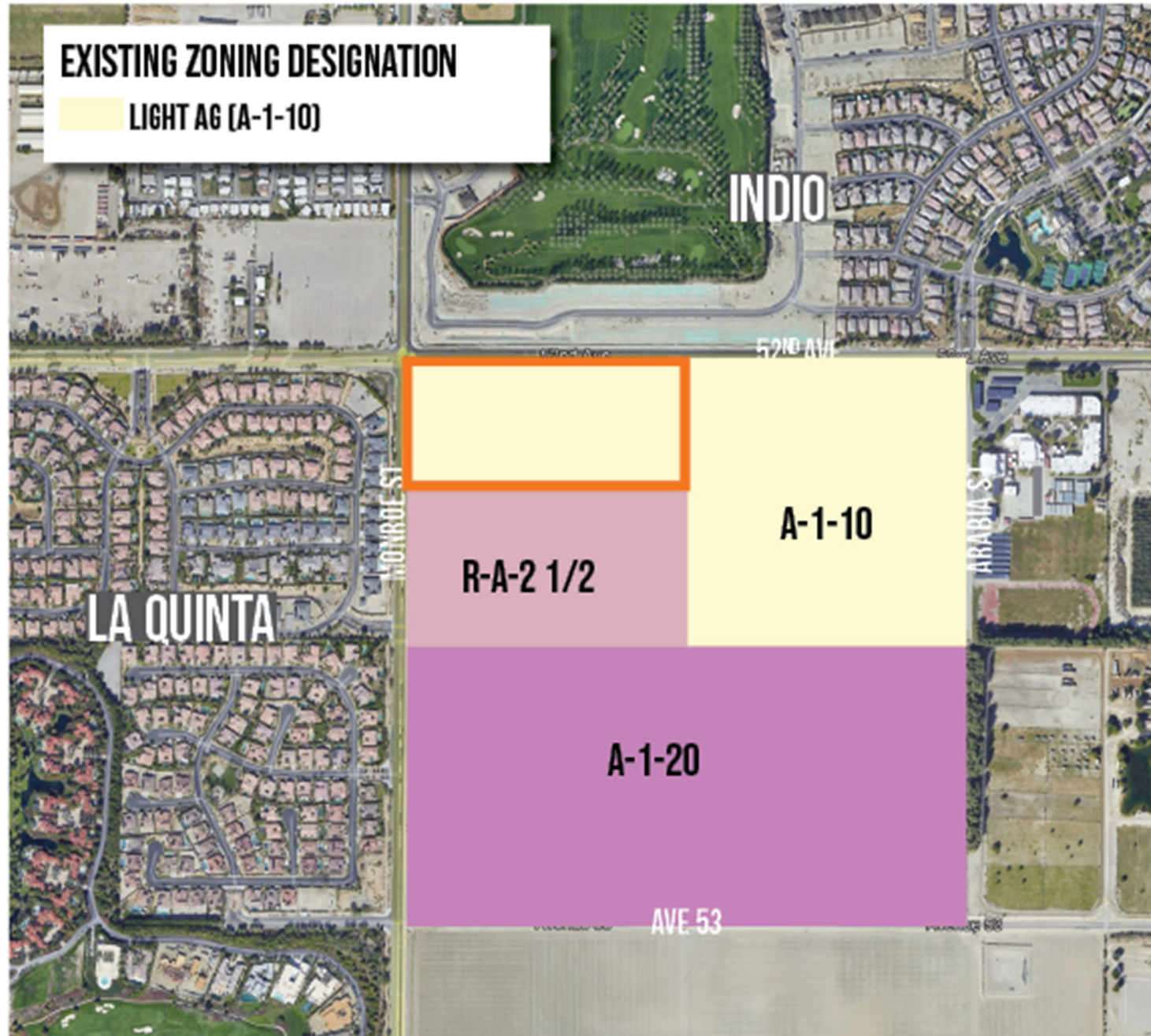


PROPOSED LAND USE



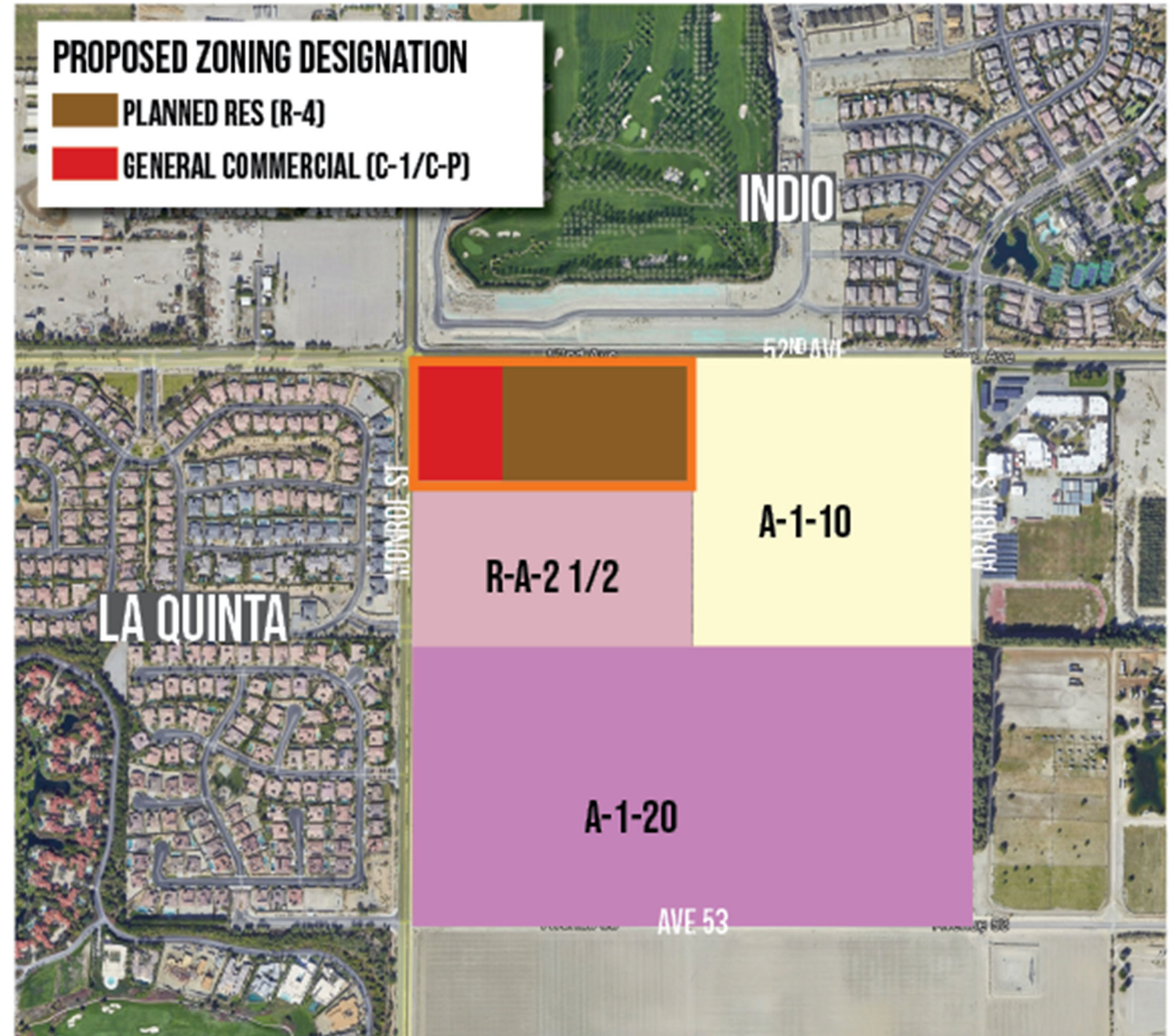
 **PROJECT SITE (Total Land Area 17.40 AC)**

EXISTING ZONING



 PROJECT SITE

PROPOSED ZONING





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.3
(ID # 27581)
MEETING DATE:
Monday, April 21, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplex's. 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 GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representative: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of 53rd Ave, east of Monroe St, south of 52nd Ave, and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT	
Case Number(s):	GPA240034
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Edward Lincoln
Project APN(s):	780-010-001 and 780-010-002
Continued From:	

John Hildebrand, Planning Director 4/15/2025

PROJECT DESCRIPTION AND LOCATION

The Foundation Component General Plan Amendment No. 240034 (GPA240034) 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 Estate Density Residential (EDR) to Medium High Density Residential (MHDR) and Commercial Retail (CR), on two (2) parcel(s), totaling 17.45 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The 2 parcels are located north of 53rd Ave., east of Monroe St., south of 52nd Ave., and west of Arabia St.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034).

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:	Estate Density Residential (RC: EDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD: MHDR) and Commercial Retail (CD: CR)
Policy / Overlay Area:	Vista Santa Rosa Policy Area
Surrounding General Plan Land Uses	
North:	N/A – City of Indio
East:	Agriculture (AG: AG)
South:	Estate Density Residential (RC: EDR)
West:	N/A – City of La Quinta
Existing Zoning Classification:	A-1-10 (Light Agriculture)
Proposed Zoning Classification:	R-4 (Planned Residential) and C-1 & C-P (General Commercial)
Surrounding Zoning Classifications	
North:	N/A – City of Indio
East:	A-1-10 (Light Agriculture)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

South:	R-A-2 ½ (Residential Agriculture)
West:	N/A – City of La Quinta
Existing Use:	Empty Lot and a Home with Farming Equipment
Surrounding Uses	
North:	City of Indio – Single Family Residential
South:	A Residence and Open Lot
East:	Empty Lot
West:	City of La Quinta – Single Family Residential

Located Within:

City's Sphere of Influence:	Yes – City of La Quinta
Community Service Area ("CSA"):	Yes – Thermal 125
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240034) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240034 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR). The parcel(s) are located in the Santa Rosa Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240034 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of commercial and residential uses that include retail, restaurants, single-family homes, and duplexes.

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

The proposed Commercial Retail (CD: CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site.

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

ATTACHMENTS

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Applicant’s Exhibit**
- Exhibit E – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

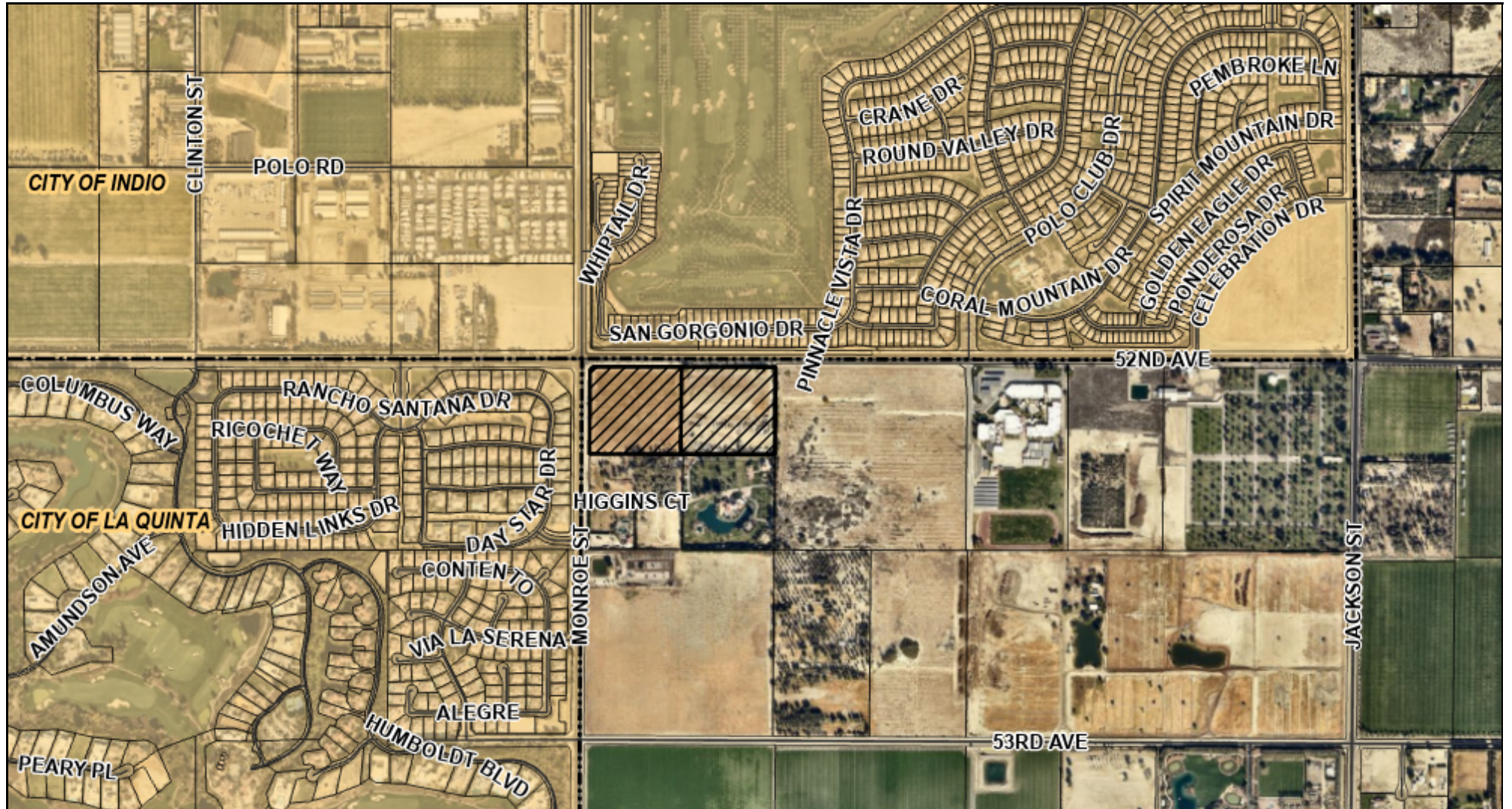
GPA240034

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

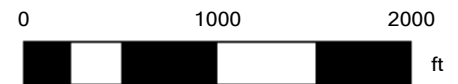
Date: 3-17-2025

District: 4

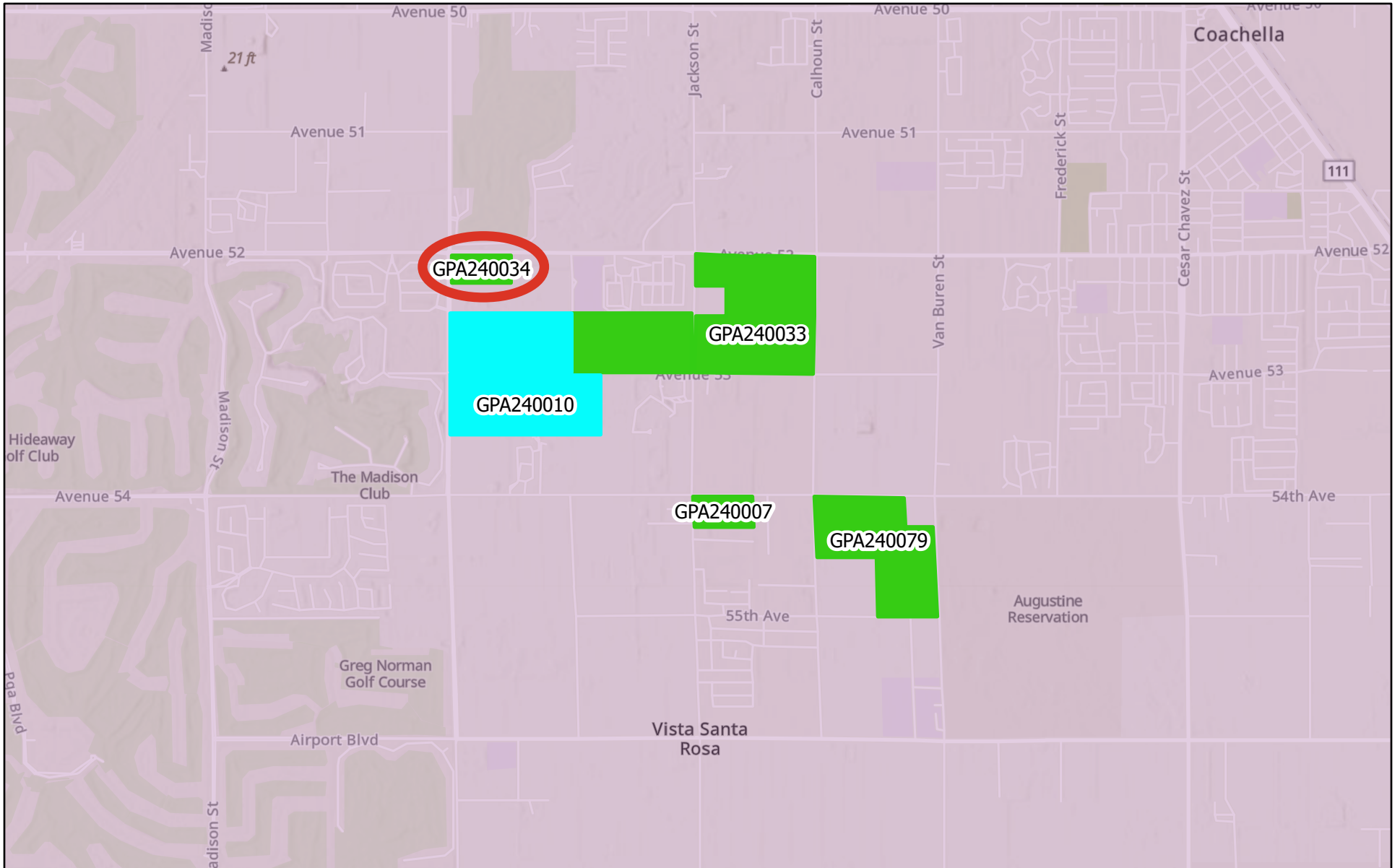


Zoning Area/District: LOWER COACHELLA VALLEY

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




FGPA Status Map



4/8/2025

FGPA Web Map

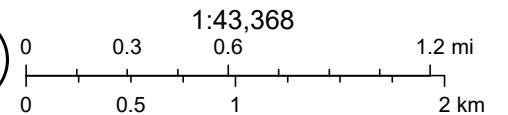
 Active

 Complete - Initiation Approved

Supervisor Districts - SUPERVISORIAL DISTRICTS

 4

World_Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

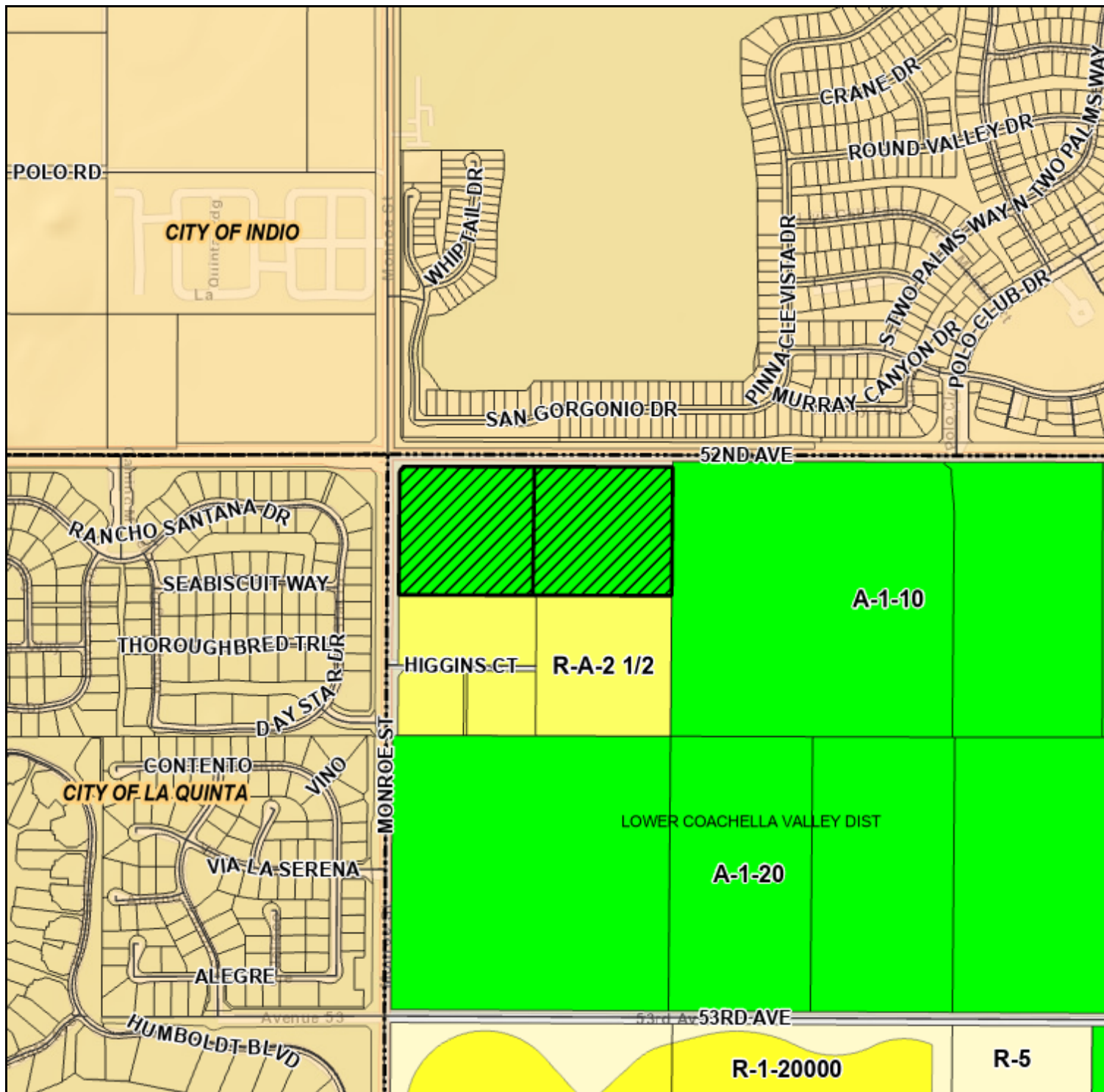
EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 3-17-2025

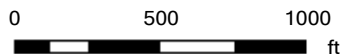
District: 4

Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

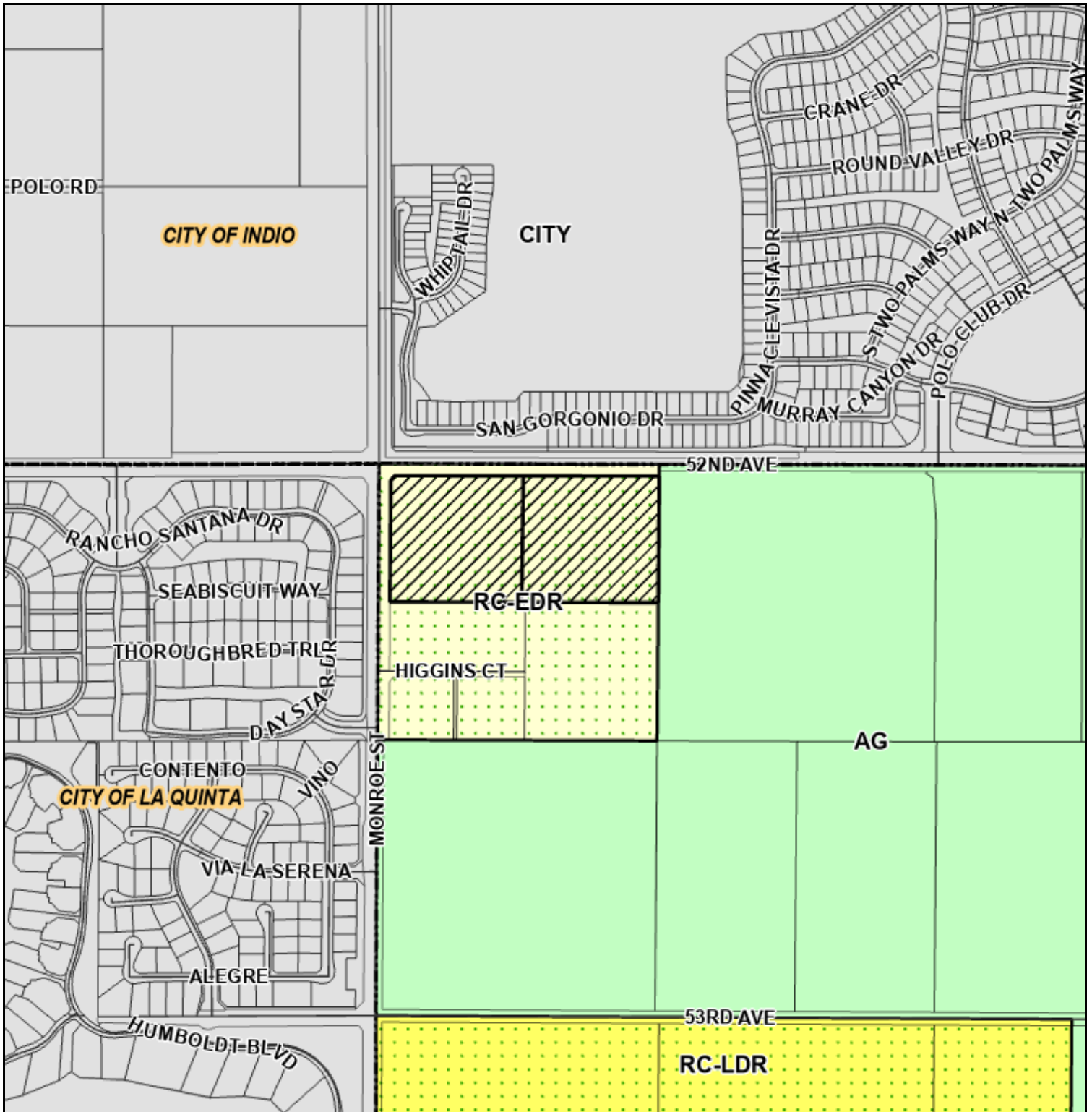
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

Date: 3-17-2025

District: 4

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:



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Monroe & Ave 52

GPA 240034

H HAAGEN COMPANY

03-17-2025

WHO ARE WE?



HAAGEN COMPANY

- A family-owned and operated real estate company spanning three generations.
- Over 60 years of legacy in retail, commercial development, and operations throughout Southern California.
- A prominent land holder in the Coachella Valley, including:
 - ✓ Empire Polo Club, home of the Coachella and Stagecoach music festivals
 - ✓ Indio Grand Marketplace
 - ✓ Coachella Airport Business Park
 - ✓ Calhoun Ranch, and other properties
- A major generator of the Coachella Valley's economic engine through festivals and entertainment activities.
- A direct and indirect fiscal benefits contributor to area cities.
- A Job creator.

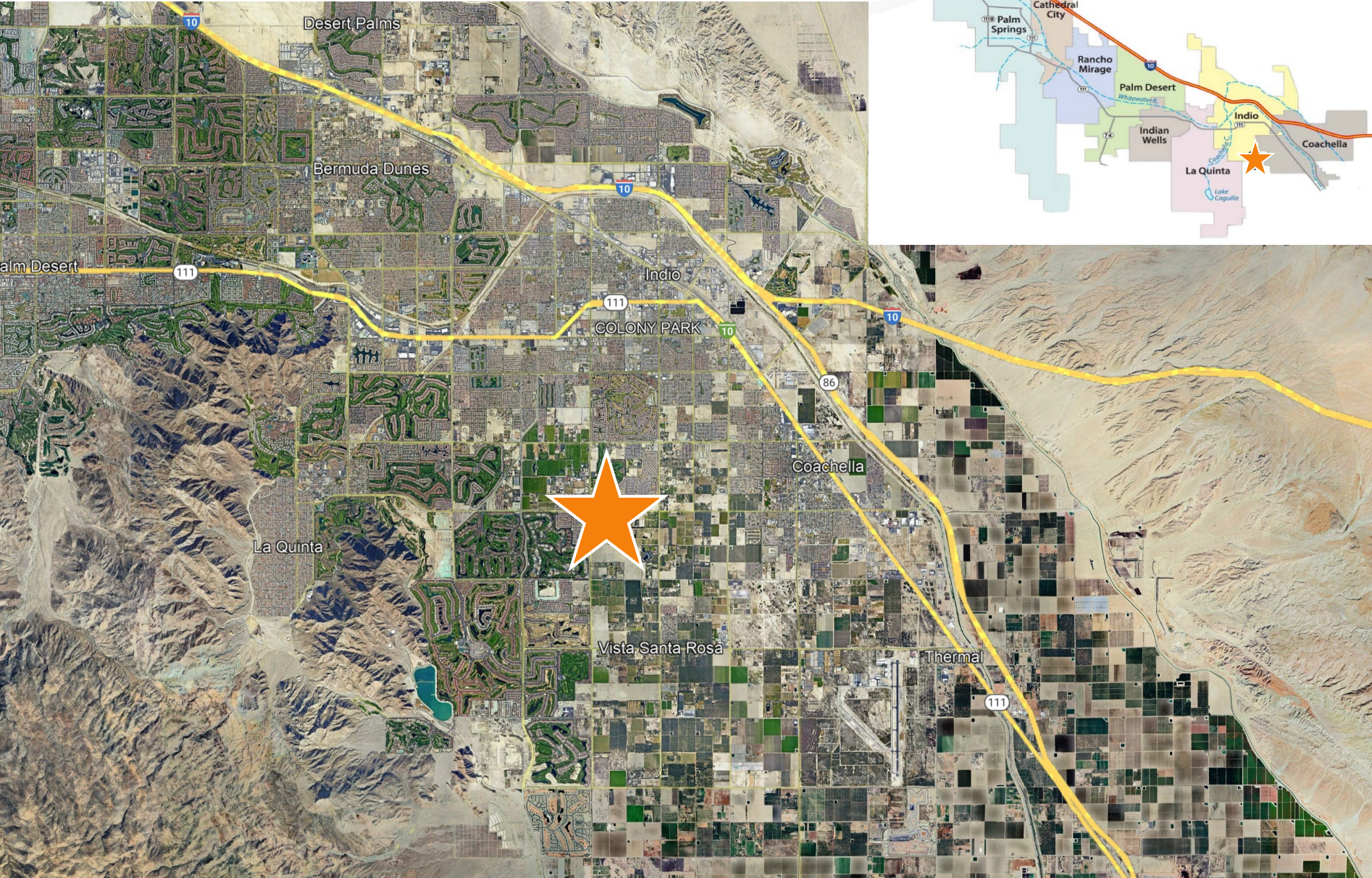


THE HAAGEN FAMILY LEGACY - THREE GENERATIONS



Empire Polo Club

PROJECT LOCATION



Location:

Southeast corner of
Monroe St and Ave 52.

APNs:

780-010-001 and 780-010-002

Site:

17.42 +/- Acres

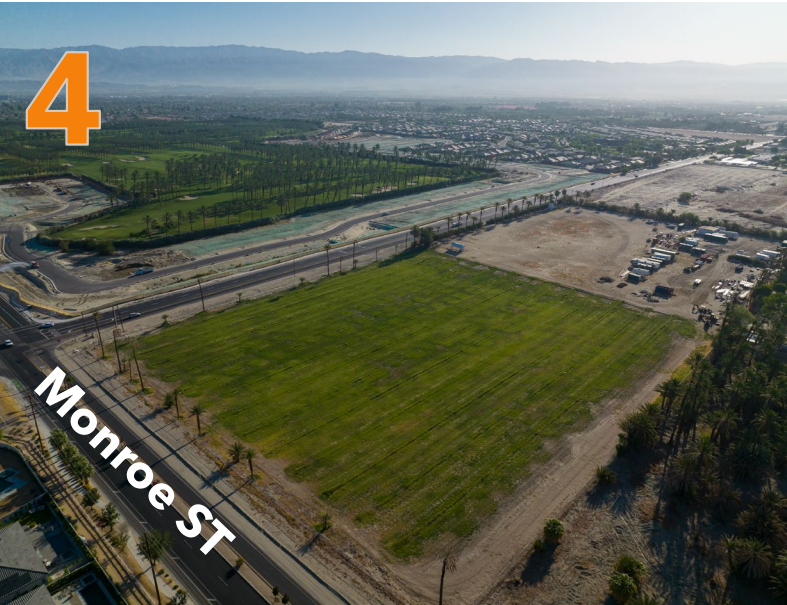
Area Plan:

Riverside County - Eastern
Coachella Valley Area Plan

Policy Area:

Community of Vista Santa
Rosa

EXISTING SITE CONDITIONS



SURROUNDING LAND USES

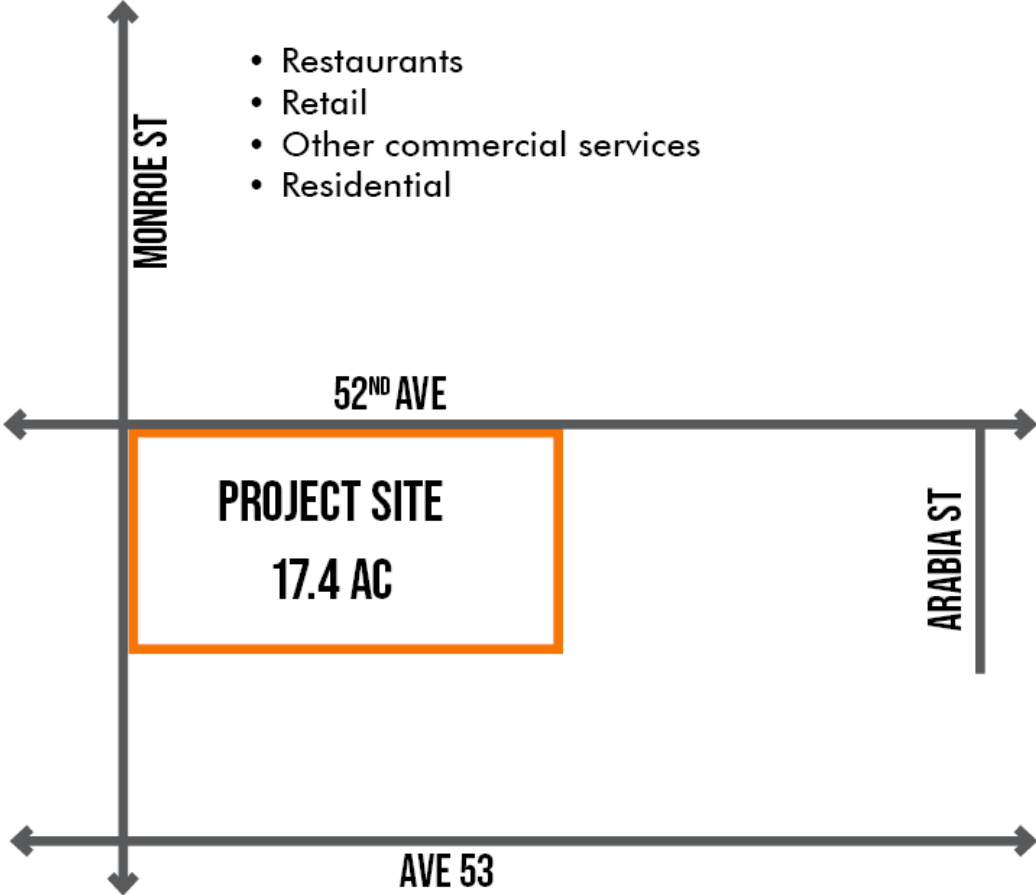



CONCEPTUAL SITE PLAN

 PROJECT SITE

Proposed land uses include commercial and residential. It may include, but are not limited to:

- Restaurants
- Retail
- Other commercial services
- Residential



N.T.S. 



PROJECT DESCRIPTION

The subject property is located at the southeast corner of Monroe St and Ave 52. The property is within Riverside County and in the City of La Quinta Sphere of Influence. It consists of two lots totaling approximately 17.4 acres.

The property is envisioned to be developed with commercial and residential uses. The western portion of the property will include restaurants, retail, and other commercial services with development intensity consistent with the Commercial Retail designation. The eastern portion of the property will include residential single-family homes and duplexes with densities consistent with the MHDR land use designation.

The existing General Plan Foundation Component land use for the subject site is currently Estate Density Residential (EDR). A change to the GP Foundation Component designation to Community Development is required to allow the proposed uses.

EXISTING LAND USE

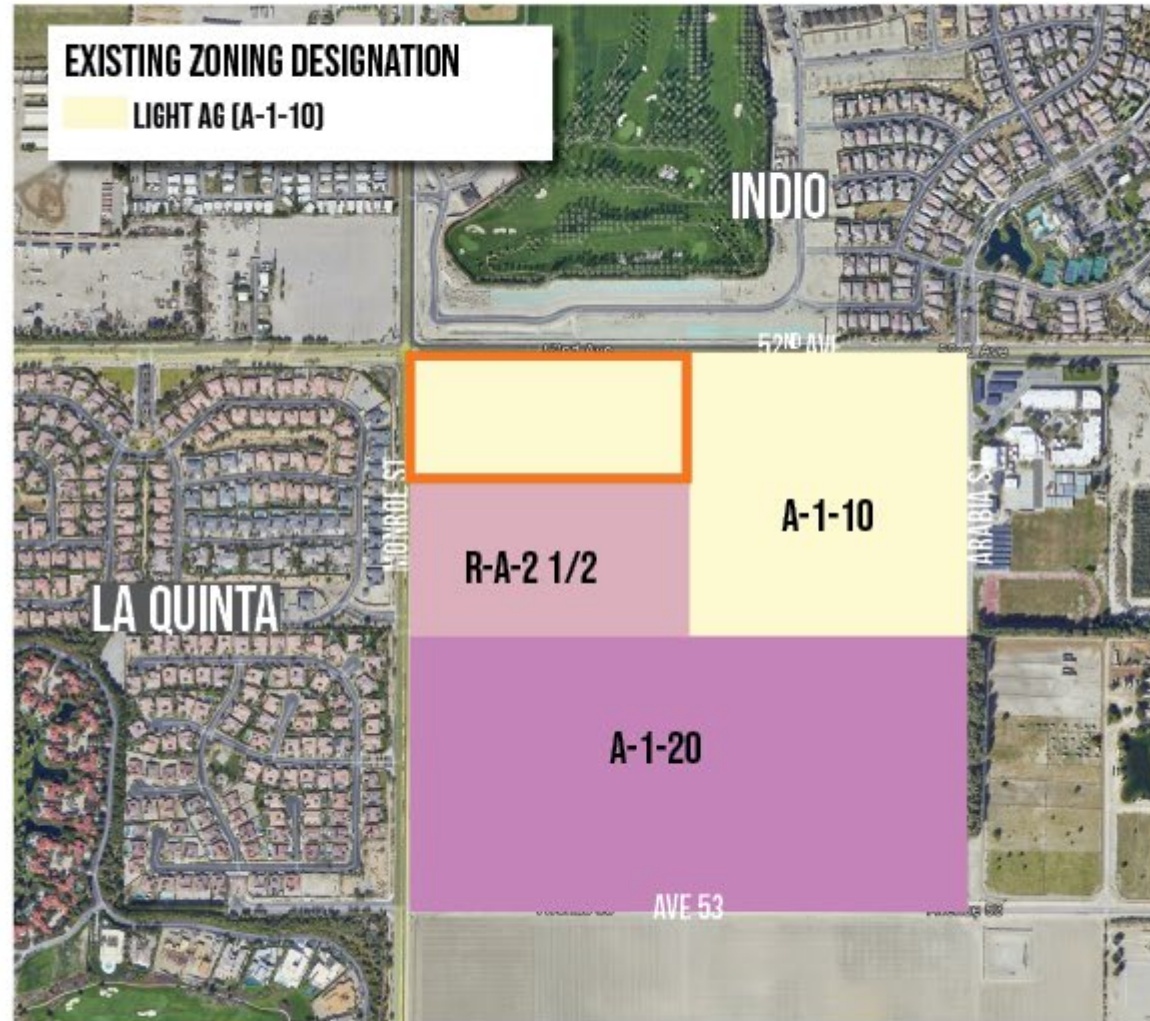


PROPOSED LAND USE

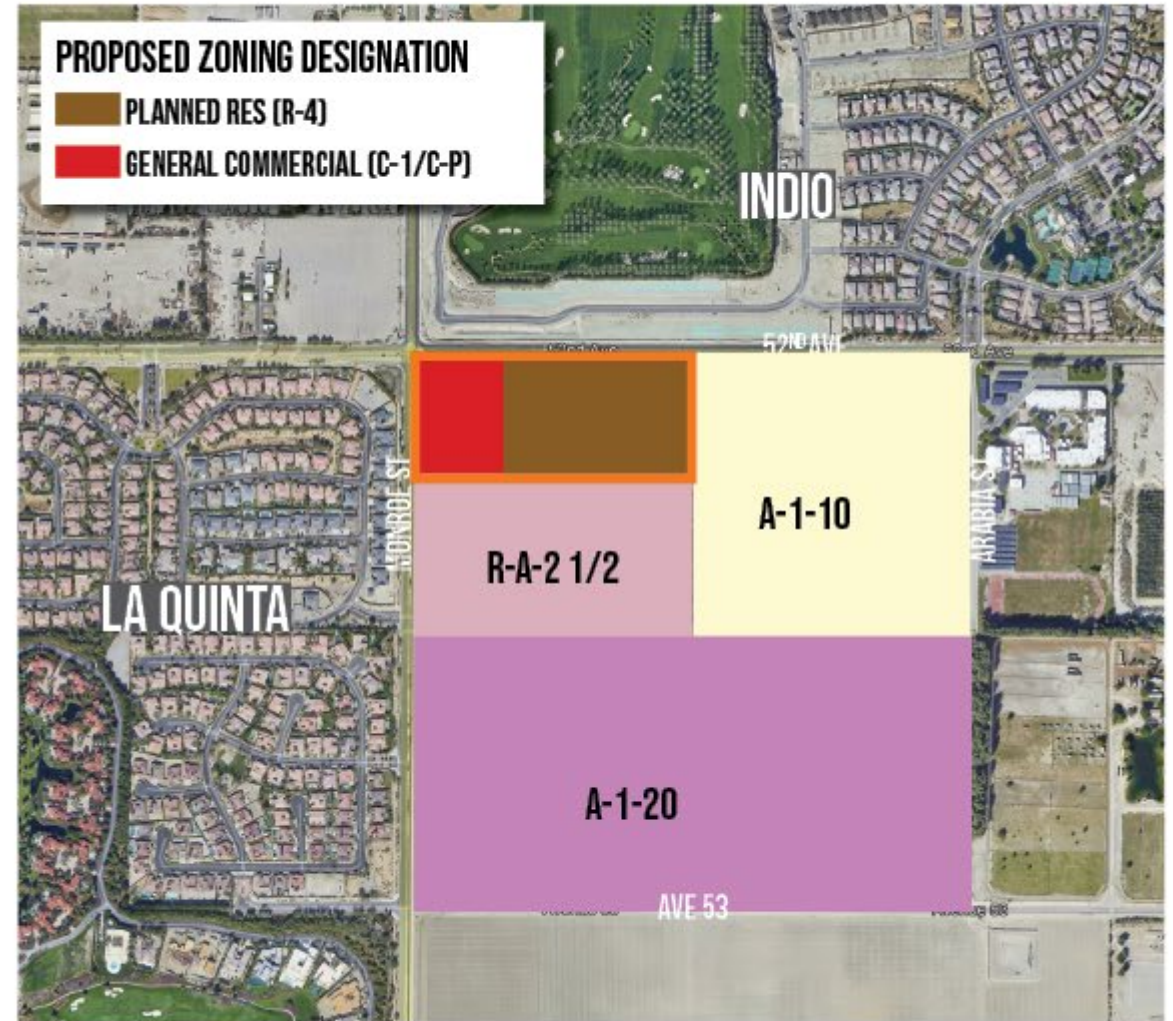


 PROJECT SITE

EXISTING ZONING



PROPOSED ZONING





John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240034)

Planning Case APN(s): 780-010-001 and 780-010-002

I, Edward Lincoln certify that on April 9, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

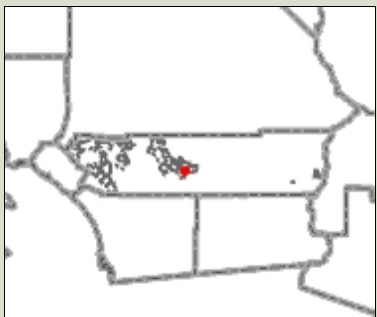
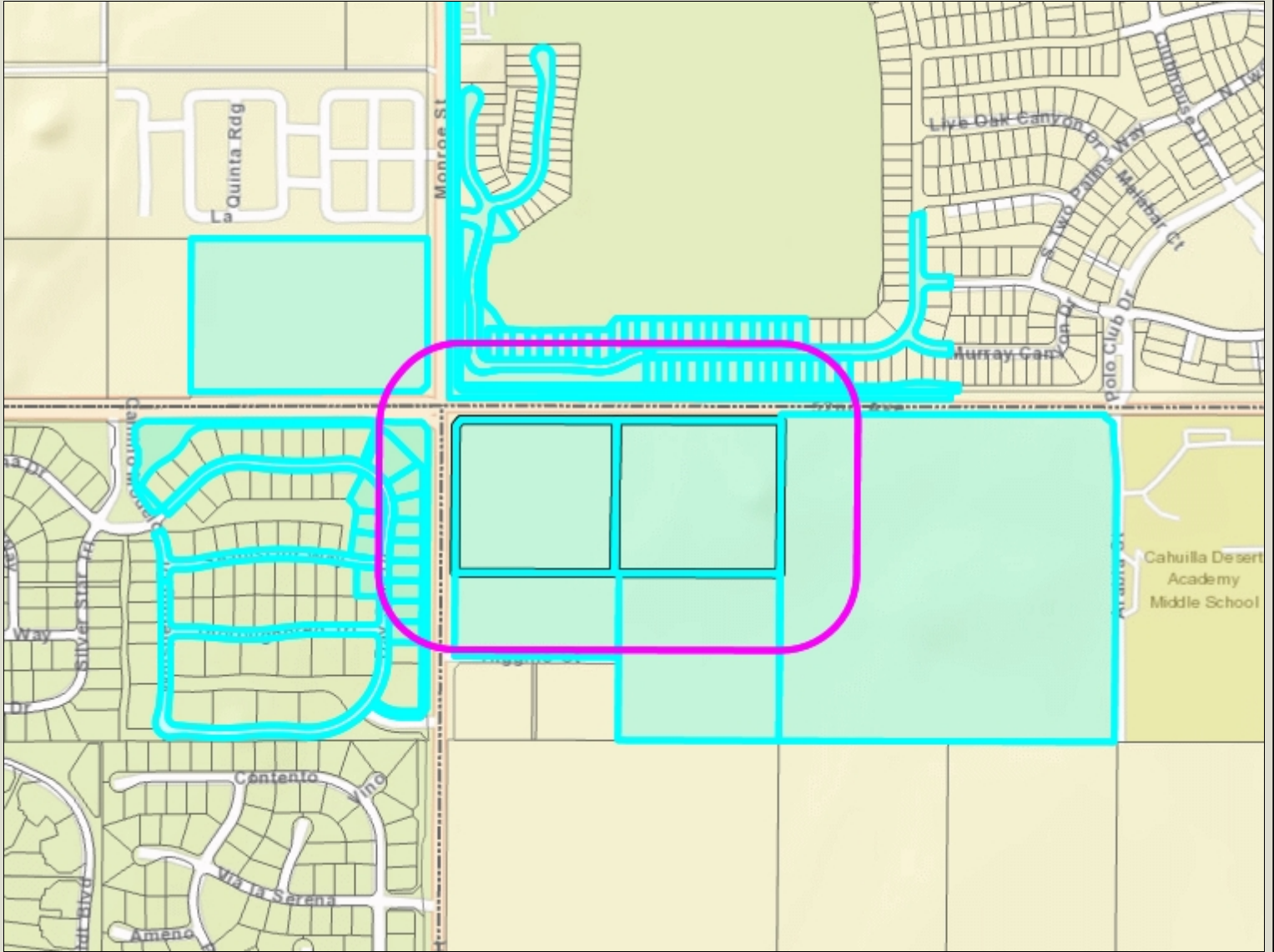
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: 951-955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240034



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

Notes



0 752 1,505 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... 3/19/2025 3:13:48 PM

© Riverside County RCIT

779050025
EMPIRE II
12302 EXPOSITION BL
LOS ANGELES CA 90064

779110007
CITY OF INDIO
100 CIVIC CENTER MALL
INDIO CA 92202

779370001
RANCHO SANTANA HOMEOWNERS
ASSN
P O BOX 799
RANCHO MIRAGE CA 92270

779370004
CVWD
P O BOX 1058
COACHELLA CA 92236

779400012
ANGEL TORAL
52120 DAY STAR DR
LA QUINTA CA 92253

779400013
MITCHELL SAUNDERS
52150 DAY STAR DR
LA QUINTA CA 92253

779400014
ACOSTA FAMILY TRUST DATED 2/1/2019
52180 DAY STAR
LA QUINTA CA 92253

779400015
MATTHEW J. MARRIN
52210 DAY STAR DR
LA QUINTA CA 92253

779400016
HANSSON JAMES & JACQUELINE LIVING
TRUST DTD 09/09/22
4370 TIMBERLINE DR
CARSON CITY NV 89703

779400017
ZIEGLER FAMILY TRUST 08/11/00
52205 DAY STAR DR
LA QUINTA CA 92253

779400018
MAXINE ELINOR PAULS
52165 DAY STAR DR
LA QUINTA CA 92253

779400019
PAUL M. WIEGAND
9045 NE 26TH ST
CLYDE HILL WA 98004

779400036
ABBY C. TANEM
2358 DOMINIC DR
NOVATO CA 94947

779400050
RANCHO SANTANA HOMEOWNERS
ASSN
42427 RANCHO MIRAGE LN
RANCHO MIRAGE CA 92270

779430003
RICHARD MATTHEW DELGADO
10048 MCBROOM ST
SUNLAND CA 91040

779430004
BRUCE LA VERNE TWETEN
52300 DAY STAR DR
LA QUINTA CA 92253

779430005
ISHAK MAHA A DTD 01/21/2008
52270 DAY STAR DR
LA QUINTA CA 92253

779580041
POLO ESTATES VENTURES
8800 N GAINNEY CTR DR
SCOTTSDALE AZ 85258

779580058
POLO CLUB MAINTENANCE ASSN
41865 BOARDWALK AVENUE STE 101
PALM DESERT CA 92211

779580059
POLO CLUB MAINTENANCE ASSN
41865 BOARDWALK AVE STE 101
PALM DESERT CA 92211

779590003
RUSSELL A. LIEDHOLM
49950 JEFFERSON ST STE 130
INDIO CA 92201

779590004
JOHN H. JAQUES
82-190 SAN GORGONIO DR
INDIO CA 92201

779590005
KIMBERLEY ANN CALVO
82200 SAN GORGONIO DR
INDIO CA 92201

779590006
BLAINE BOERCHERS
21 PIKE BAY
ROCKY VIEW COUNTY AB T3Z 064

779590007
ADCOCK/LACHTMAN FAMILY 2001
TRUST DTD 07/18/2001
4790 CAUGHLIN PKY # 125
RENO NV 89519

779590008
KERN F. MARESCA
4023 30TH AVE W
SEATTLE WA 98199

779590009
CHRISTINA GLASGOW
82240 SAN GORGONIO DR
INDIO CA 92201

779590010
LINDA J. KANTER
17848 MISSION OAK DR
LITHIA FL 33547

779590011
ELIADES FAMILY TRUST DTD 10/16/13
27068 LA PAZ RD # 605
ALISO VIEJO CA 92656

779590040
SCOTT BROWN
82295 SAN GORGONIO DR
INDIO CA 92201

779590041
KENNETH PETER SCHIKOWSKI
8081 WASCANA GARDENS CRESCENT
REGINA SK S4V 1G8

779590042
WILLIAM D. JAWITZ
82275 SAN GORGONIO DR
INDIO CA 92201

779590043
JENNIFER SCHIFFMAN
82265 SAN GORGONIO DR
INDIO CA 92201

779590044
RONALD EDWARD BOURGAULT
4861 SADDLE IRON RD
CASTLE ROCK CO 80104

779590047
ESTHER EHRSAM
82225 SAN GORGONIO DR
INDIO CA 92201

779590048
TIMOTHY A. BOUCHER
82400 CRANE DR
INDIO CA 92201

779590049
GEORGENE GASSNER
82205 SAN GORGONIO DR
INDIO CA 92201

779590050
GREEN SCOTT & MARY LIVING TRUST
DTD 1/18/16
82195 SAN GORGONIO DR
INDIO CA 92201

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CHOCHOLEK REVOCABLE LIVING
TRUST DTD 7/13/2004
82-185 SAN GORGONIO DR
INDIO CA 92201

780010001
EPC AVE 52
12302 EXPOSITION BLVD
LOS ANGELES CA 90064

780010002
EMPIRE SOUTH
12302 EXPOSITION BLV
LOS ANGELES CA 90064

780010003
GH FESTIVAL FARMS
502 STASSI LN
SANTA MONICA CA 90402

780010004
DAVID SAYAH
PO BOX 5332
BEVERLY HILLS CA 90209

780010008
COACHELLA VALLEY UNIF SCHOOL DIST
ACQ CORP
P O BOX 847
THERMAL CA 92274



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 27972)

MEETING DATE:

Wednesday, June 04, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplex's. 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 GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representative: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of 53rd Ave, east of Monroe St, south of 52nd Ave, and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT

Case Number(s):	GPA240034
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Edward Lincoln
Project APN(s):	780-010-001 and 780-010-002
Continued From:	

John Hildebrand, Planning Director 5/28/2025

PROJECT DESCRIPTION AND LOCATION

The Foundation Component General Plan Amendment No. 240034 (GPA240034) 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 Estate Density Residential (RC:EDR) to Medium High Density Residential (CD:MHDR) and Commercial Retail (CD:CR), on two (2) parcel(s), totaling 17.45 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The 2 parcels are located north of 53rd Ave., east of Monroe St., south of 52nd Ave., and west of Arabia St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034).

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:	Estate Density Residential (RC: EDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD: MHDR) and Commercial Retail (CD: CR)
Policy / Overlay Area:	Vista Santa Rosa Policy Area
Surrounding General Plan Land Uses	
North:	N/A – City of Indio
East:	Agriculture (AG: AG)
South:	Estate Density Residential (RC: EDR)
West:	N/A – City of La Quinta
Existing Zoning Classification:	A-1-10 (Light Agriculture)
Proposed Zoning Classification:	R-4 (Planned Residential) and C-1 & C-P (General Commercial)
Surrounding Zoning Classifications	
North:	N/A – City of Indio
East:	A-1-10 (Light Agriculture)
South:	R-A-2 ½ (Residential Agriculture)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West:	N/A – City of La Quinta
Existing Use:	Empty Lot and a Home with Farming Equipment
Surrounding Uses	
North:	City of Indio – Golf Course
South:	A Residence and Open Lot
East:	Empty Lot
West:	City of La Quinta – Single Family Residential

Located Within:

City’s Sphere of Influence:	Yes – City of La Quinta
Community Service Area (“CSA”):	Yes – Thermal 125
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No
Environmental Justice “EJ” Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240034) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240034 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR). The parcel(s) are located in the Santa Rosa Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240034 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of commercial and residential uses that include retail, restaurants, single-family homes, and duplexes.

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

The proposed Commercial Retail (CD: CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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-GPA240034 was held before the General Plan Advisory Committee on April 21, 2025. No comments were submitted before the General Plan Advisory Committee meeting. At the public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided public testimony.

The Committee discussed the project.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

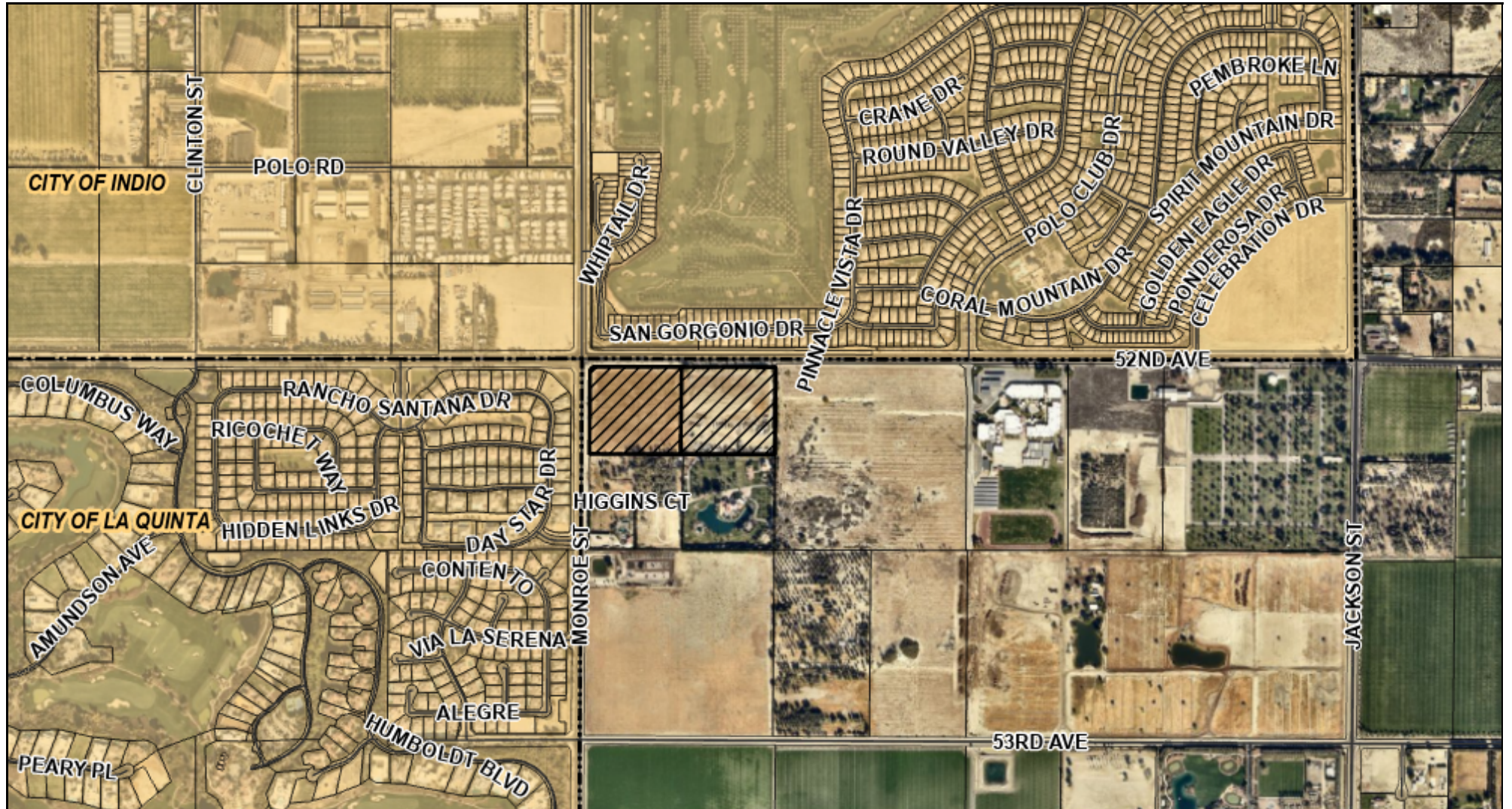
GPA240034

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

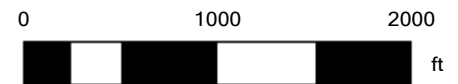
Date: 3-17-2025

District: 4

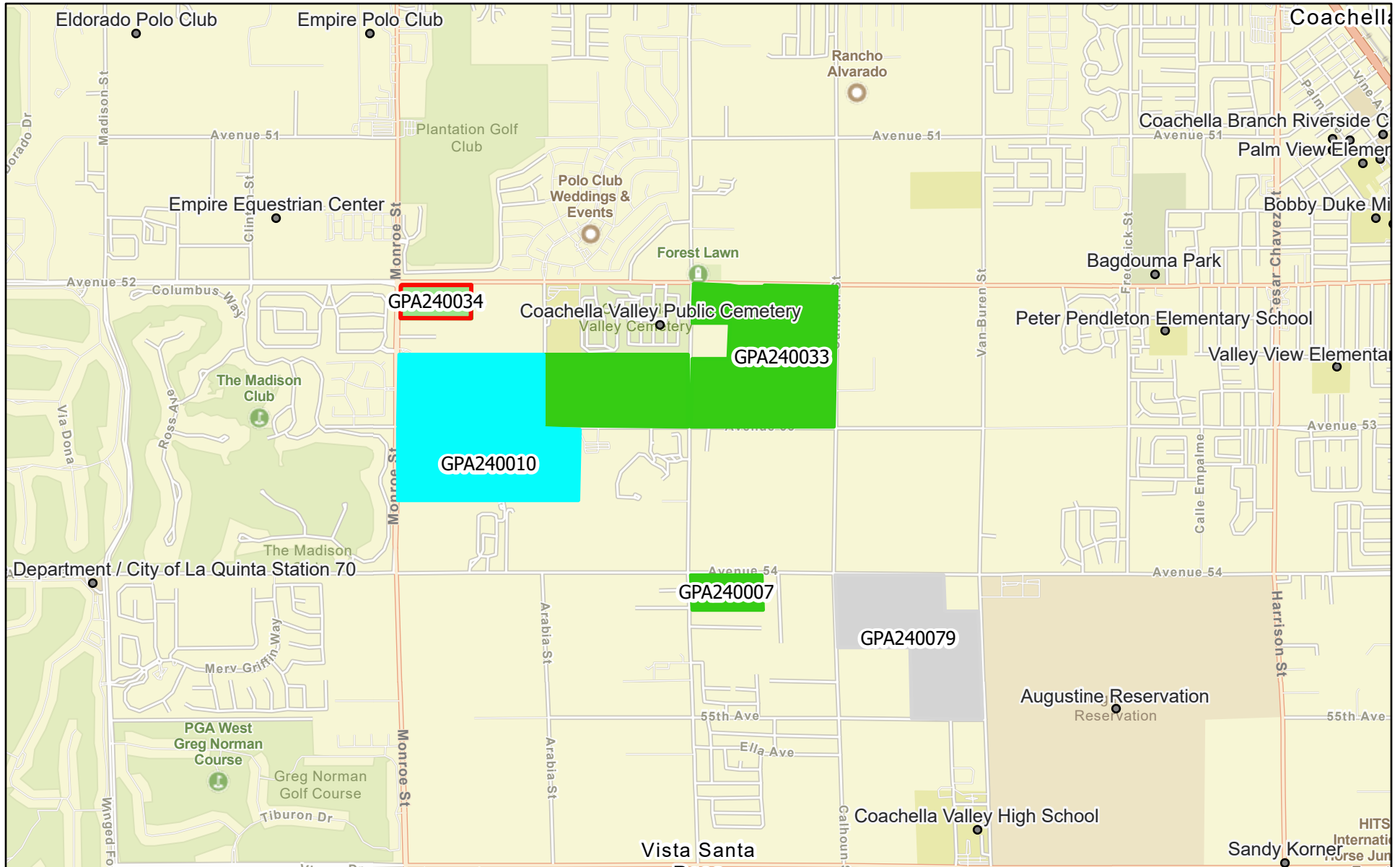


Zoning Area/District: LOWER COACHELLA VALLEY

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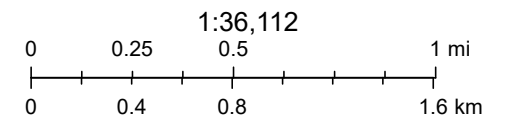
Foundation Component GPA Cycle Map



5/20/2025, 10:19:10 AM

- FGPA Web Map_Query result
- Complete - Initiation Approved
- Active
- Withdrawn
- California Geographic Names Information System

FGPA Web Map



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

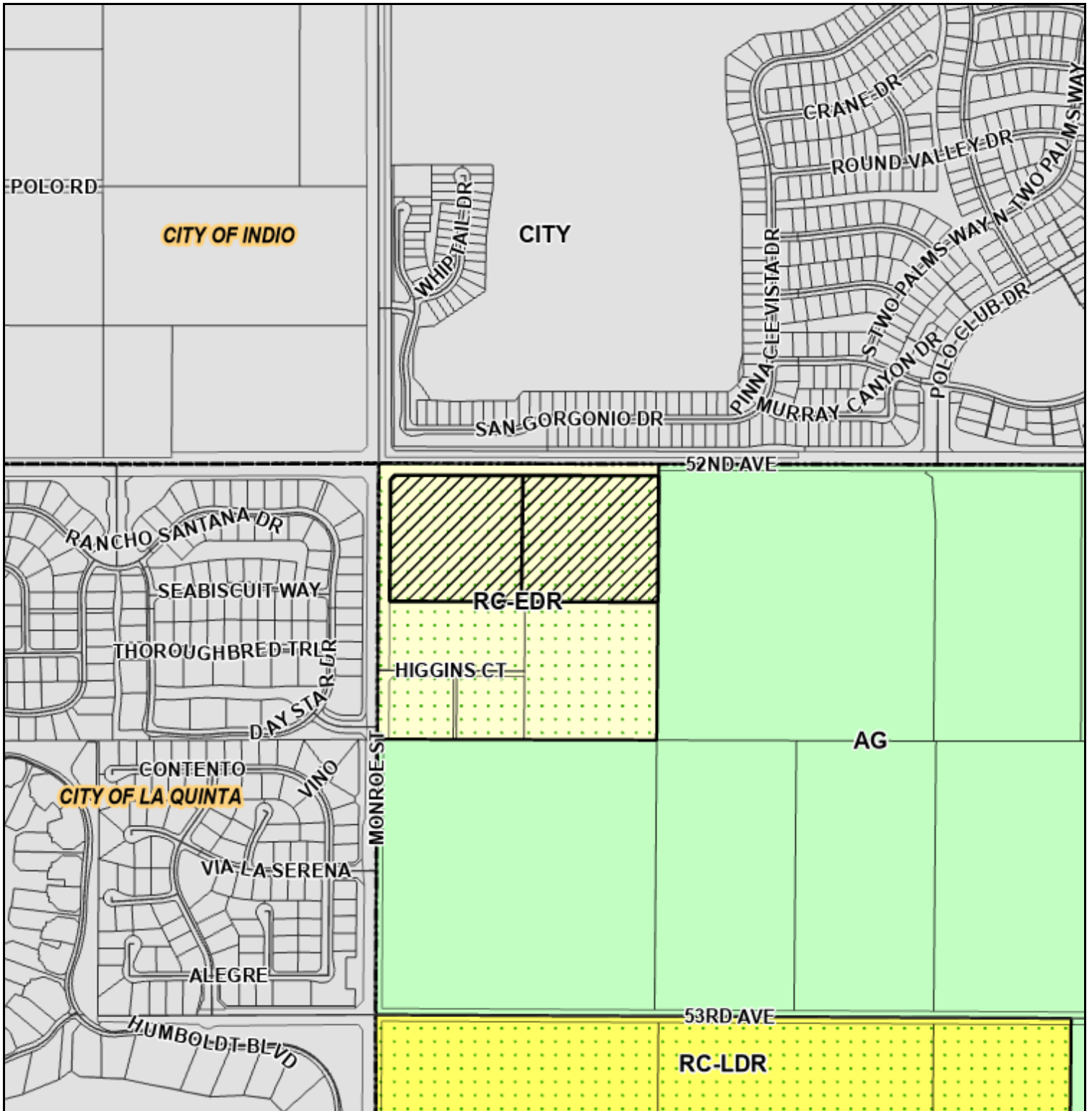
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

Date: 3-17-2025

District: 4

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240034

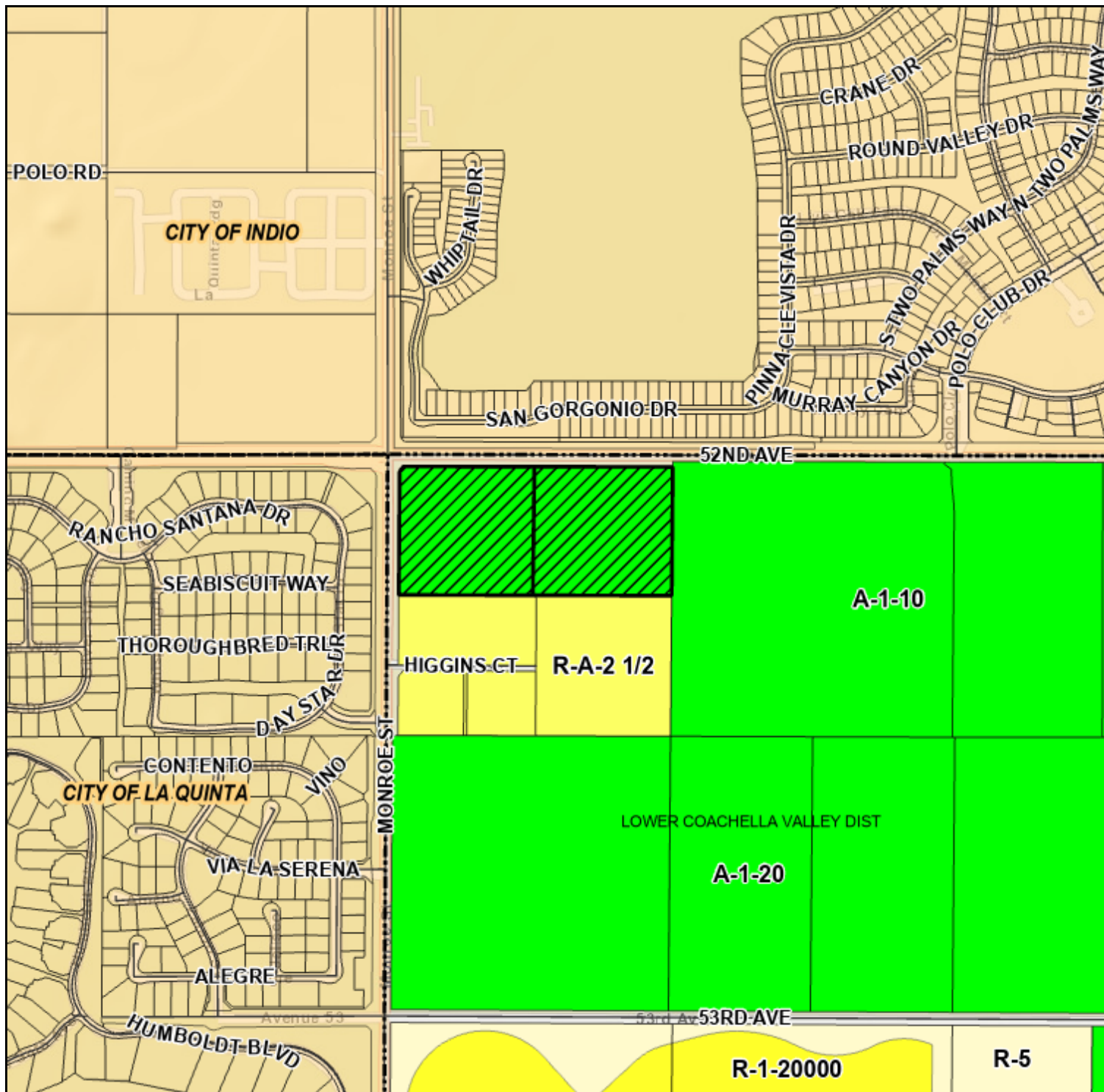
EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 3-17-2025

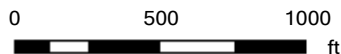
District: 4

Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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





Monroe & Ave 52

GPA 240034

H HAAGEN COMPANY

03-17-2025

WHO ARE WE?



HAAGEN COMPANY

- A family-owned and operated real estate company spanning three generations.
- Over 60 years of legacy in retail, commercial development, and operations throughout Southern California.
- A prominent land holder in the Coachella Valley, including:
 - ✓ Empire Polo Club, home of the Coachella and Stagecoach music festivals
 - ✓ Indio Grand Marketplace
 - ✓ Coachella Airport Business Park
 - ✓ Calhoun Ranch, and other properties
- A major generator of the Coachella Valley's economic engine through festivals and entertainment activities.
- A direct and indirect fiscal benefits contributor to area cities.
- A Job creator.

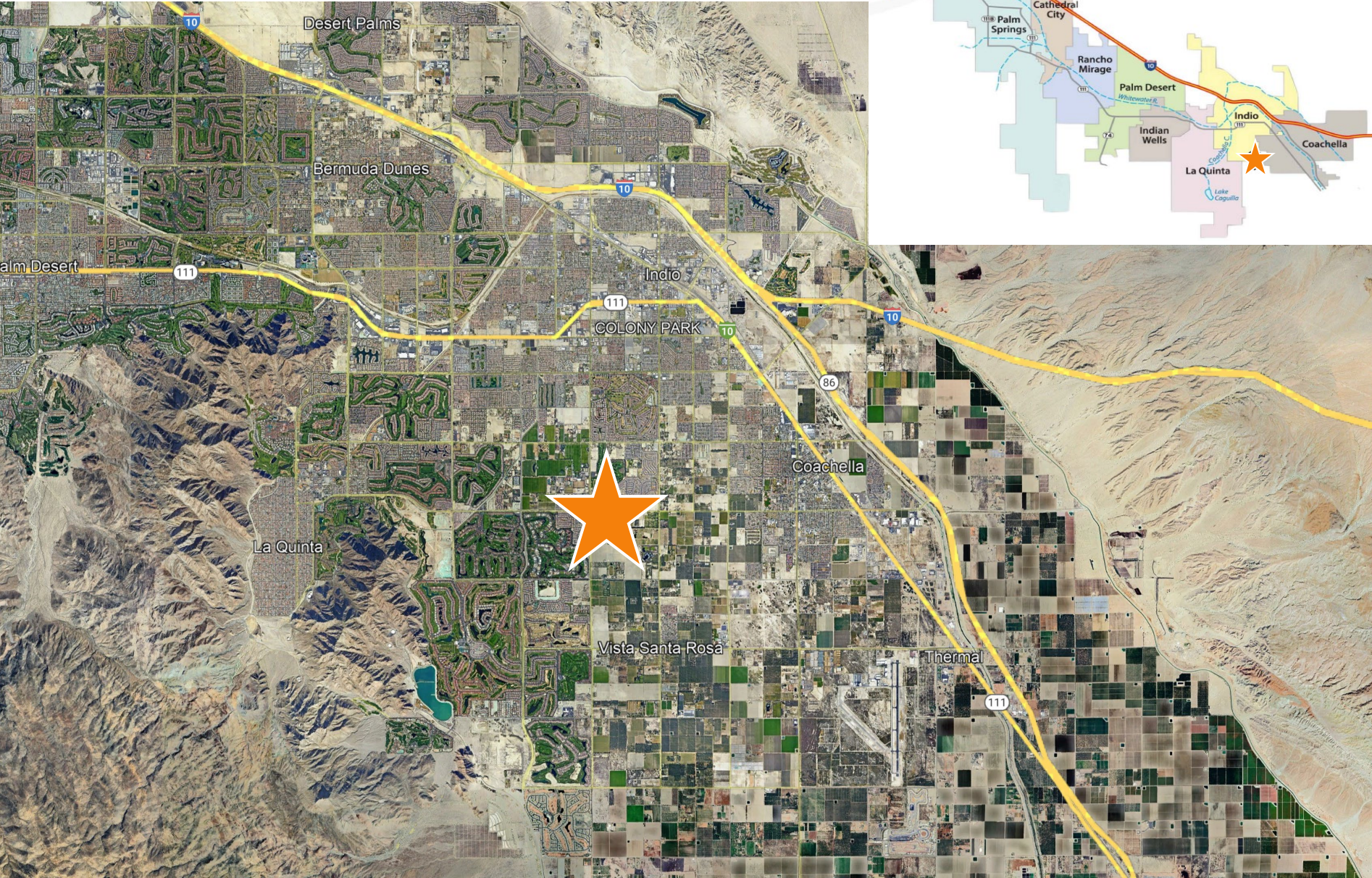


THE HAAGEN FAMILY LEGACY - THREE GENERATIONS



Empire Polo Club

PROJECT LOCATION



Location:

Southeast corner of
Monroe St and Ave 52.

APNs:

780-010-001 and 780-010-002

Site:

17.42 +/- Acres

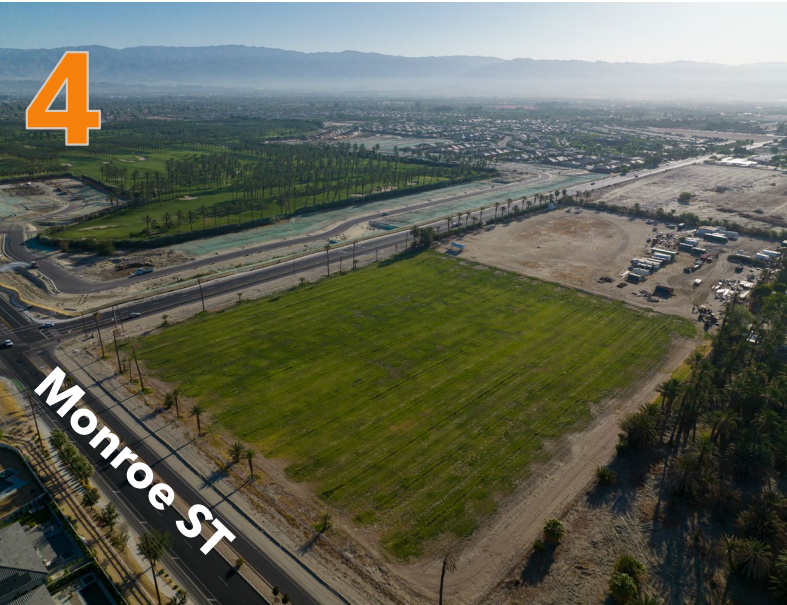
Area Plan:

Riverside County - Eastern
Coachella Valley Area Plan

Policy Area:

Community of Vista Santa
Rosa

EXISTING SITE CONDITIONS



SURROUNDING LAND USES

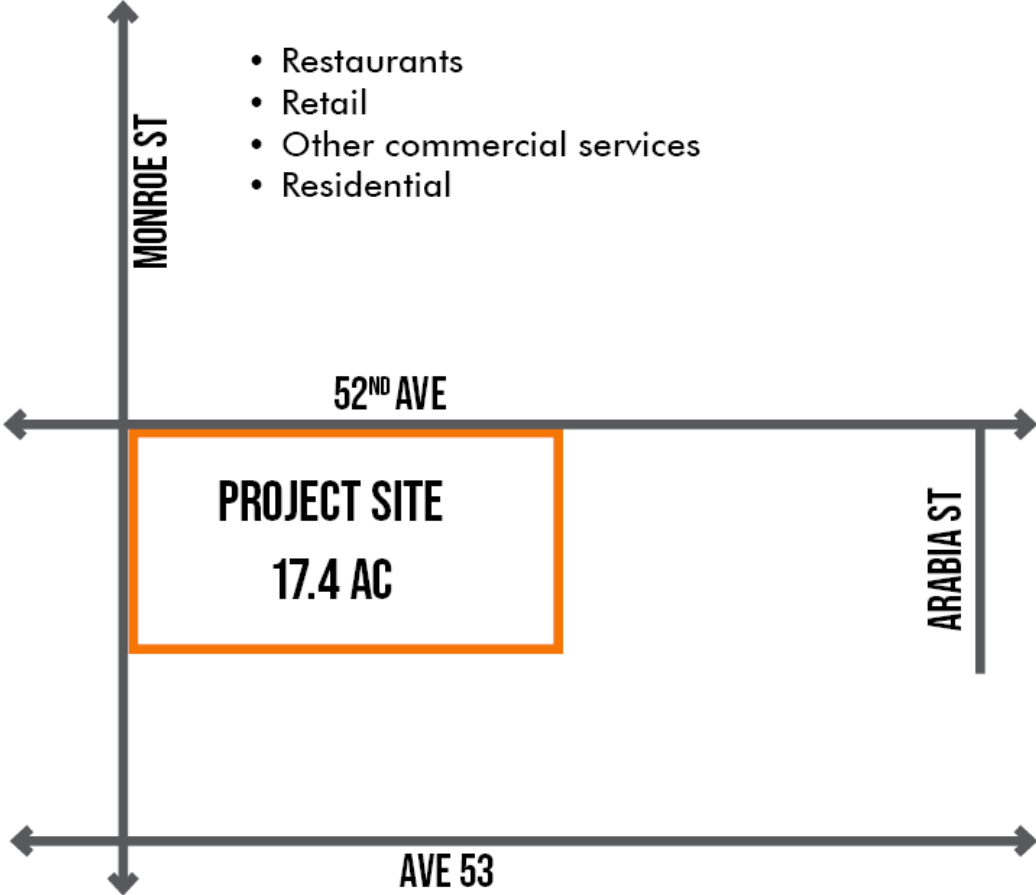



CONCEPTUAL SITE PLAN

 PROJECT SITE

Proposed land uses include commercial and residential. It may include, but are not limited to:

- Restaurants
- Retail
- Other commercial services
- Residential



N.T.S. 



PROJECT DESCRIPTION

The subject property is located at the southeast corner of Monroe St and Ave 52. The property is within Riverside County and in the City of La Quinta Sphere of Influence. It consists of two lots totaling approximately 17.4 acres.

The property is envisioned to be developed with commercial and residential uses. The western portion of the property will include restaurants, retail, and other commercial services with development intensity consistent with the Commercial Retail designation. The eastern portion of the property will include residential single-family homes and duplexes with densities consistent with the MHDR land use designation.

The existing General Plan Foundation Component land use for the subject site is currently Estate Density Residential (EDR). A change to the GP Foundation Component designation to Community Development is required to allow the proposed uses.

EXISTING LAND USE

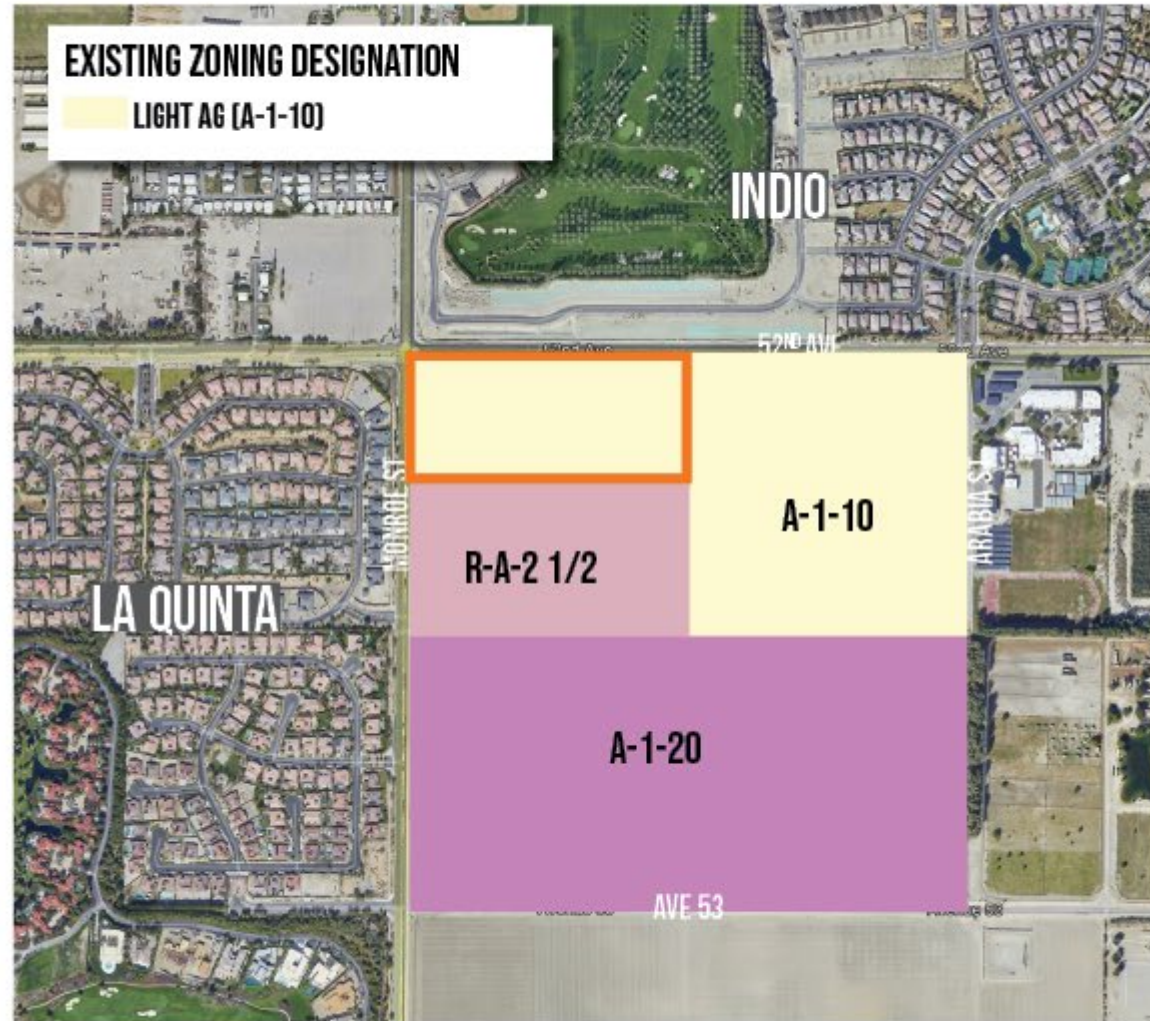


PROPOSED LAND USE

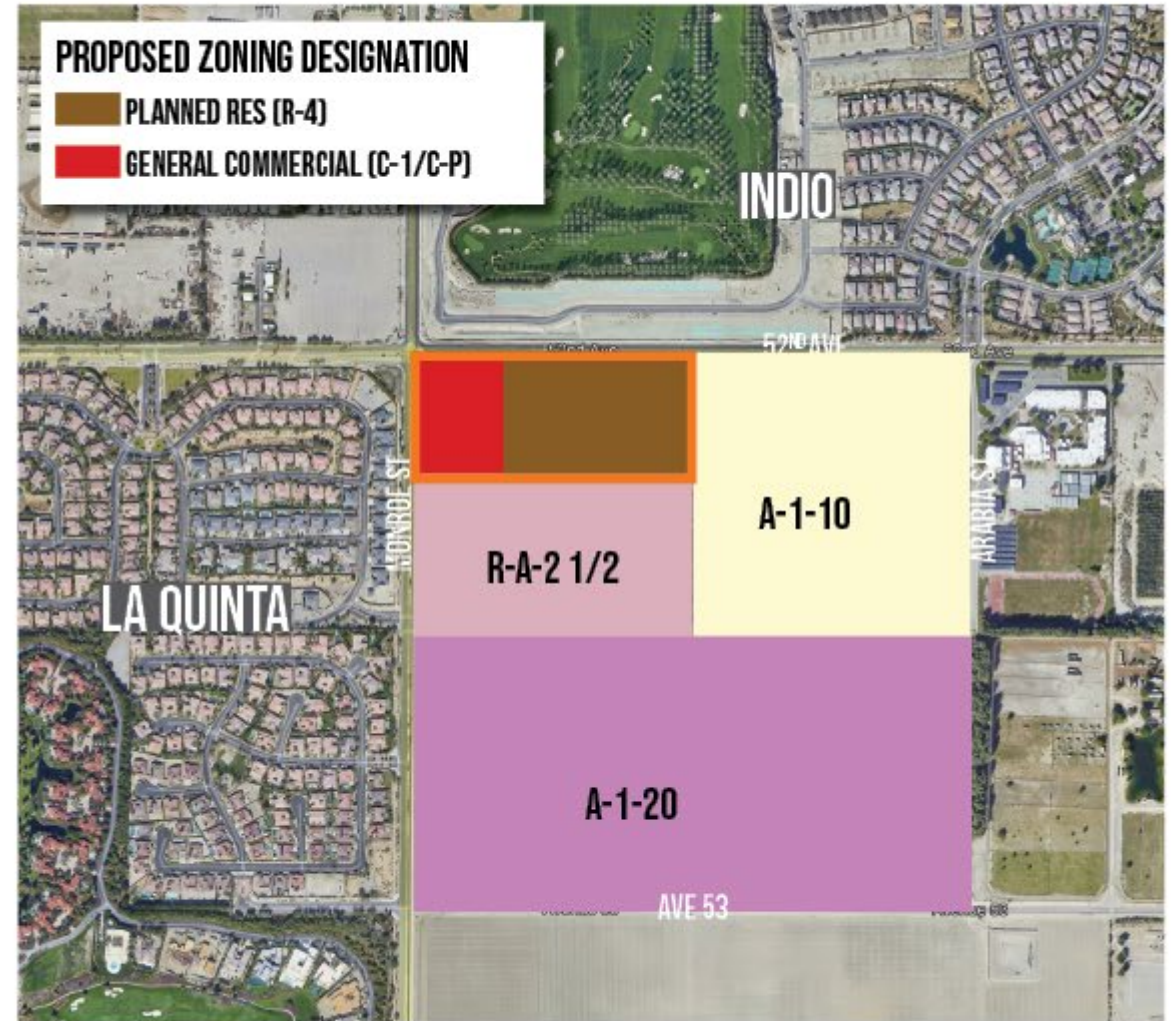


 PROJECT SITE

EXISTING ZONING



PROPOSED ZONING





John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240034)

Planning Case APN(s): 780-010-001 and 780-010-002

I, Edward Lincoln certify that on May 19, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

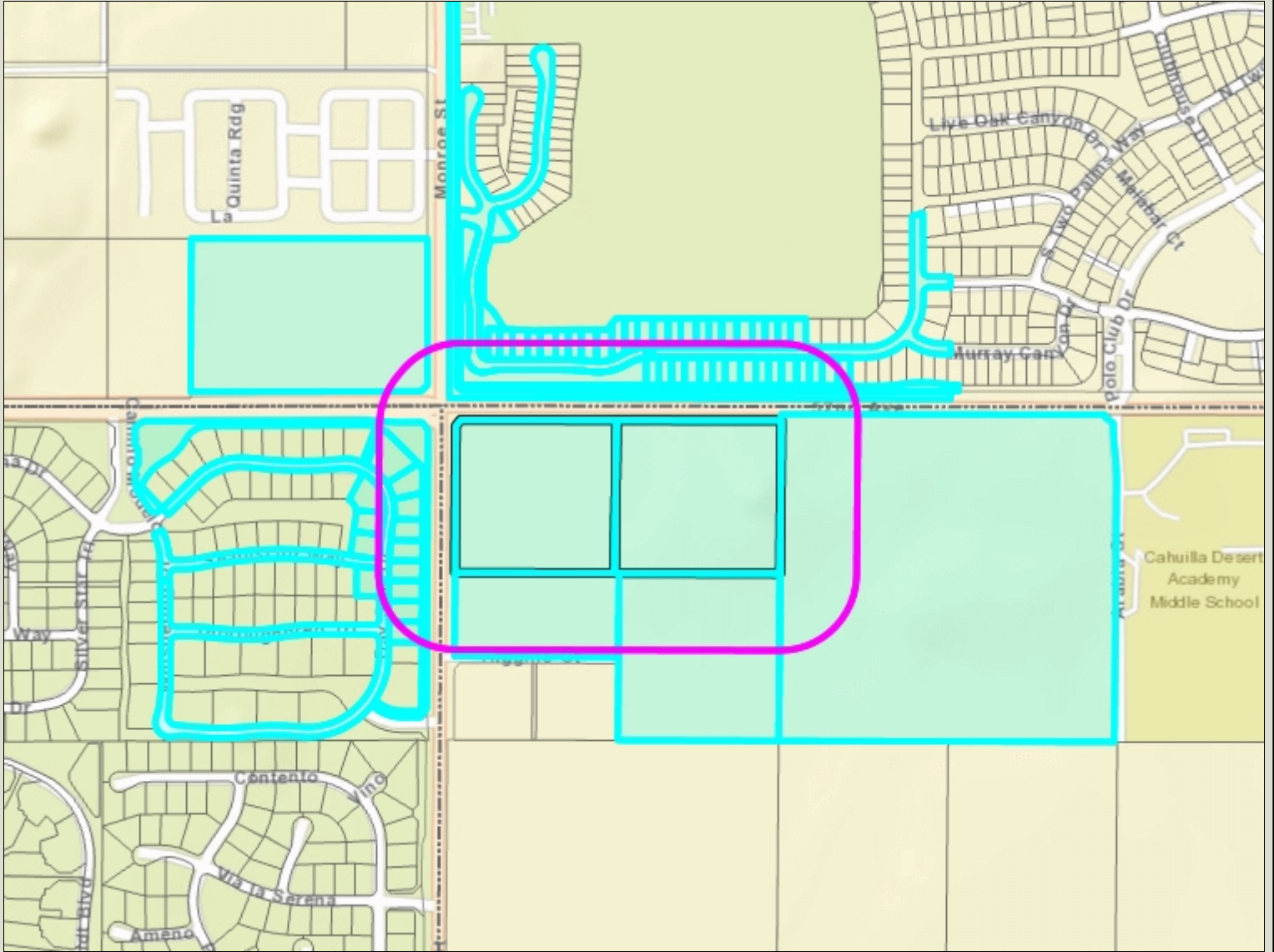
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: 951-955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240034



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

Notes



0 752 1,505 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... 3/19/2025 3:13:48 PM

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779050025
EMPIRE II
12302 EXPOSITION BL
LOS ANGELES CA 90064

779110007
CITY OF INDIO
100 CIVIC CENTER MALL
INDIO CA 92202

779370001
RANCHO SANTANA HOMEOWNERS
ASSN
P O BOX 799
RANCHO MIRAGE CA 92270

779370004
CVWD
P O BOX 1058
COACHELLA CA 92236

779400012
ANGEL TORAL
52120 DAY STAR DR
LA QUINTA CA 92253

779400013
MITCHELL SAUNDERS
52150 DAY STAR DR
LA QUINTA CA 92253

779400014
ACOSTA FAMILY TRUST DATED 2/1/2019
52180 DAY STAR
LA QUINTA CA 92253

779400015
MATTHEW J. MARRIN
52210 DAY STAR DR
LA QUINTA CA 92253

779400016
HANSSON JAMES & JACQUELINE LIVING
TRUST DTD 09/09/22
4370 TIMBERLINE DR
CARSON CITY NV 89703

779400017
ZIEGLER FAMILY TRUST 08/11/00
52205 DAY STAR DR
LA QUINTA CA 92253

779400018
MAXINE ELINOR PAULS
52165 DAY STAR DR
LA QUINTA CA 92253

779400019
PAUL M. WIEGAND
9045 NE 26TH ST
CLYDE HILL WA 98004

779400036
ABBY C. TANEM
2358 DOMINIC DR
NOVATO CA 94947

779400050
RANCHO SANTANA HOMEOWNERS
ASSN
42427 RANCHO MIRAGE LN
RANCHO MIRAGE CA 92270

779430003
RICHARD MATTHEW DELGADO
10048 MCBROOM ST
SUNLAND CA 91040

779430004
BRUCE LA VERNE TWETEN
52300 DAY STAR DR
LA QUINTA CA 92253

779430005
ISHAK MAHA A DTD 01/21/2008
52270 DAY STAR DR
LA QUINTA CA 92253

779580041
POLO ESTATES VENTURES
8800 N GAINNEY CTR DR
SCOTTSDALE AZ 85258

779580058
POLO CLUB MAINTENANCE ASSN
41865 BOARDWALK AVENUE STE 101
PALM DESERT CA 92211

779580059
POLO CLUB MAINTENANCE ASSN
41865 BOARDWALK AVE STE 101
PALM DESERT CA 92211

779590003
RUSSELL A. LIEDHOLM
49950 JEFFERSON ST STE 130
INDIO CA 92201

779590004
JOHN H. JAQUES
82-190 SAN GORGONIO DR
INDIO CA 92201

779590005
KIMBERLEY ANN CALVO
82200 SAN GORGONIO DR
INDIO CA 92201

779590006
BLAINE BOERCHERS
21 PIKE BAY
ROCKY VIEW COUNTY AB T3Z 064

779590007
ADCOCK/LACHTMAN FAMILY 2001
TRUST DTD 07/18/2001
4790 CAUGHLIN PKY # 125
RENO NV 89519

779590008
KERN F. MARESCA
4023 30TH AVE W
SEATTLE WA 98199

779590009
CHRISTINA GLASGOW
82240 SAN GORGONIO DR
INDIO CA 92201

779590010
LINDA J. KANTER
17848 MISSION OAK DR
LITHIA FL 33547

779590011
ELIADES FAMILY TRUST DTD 10/16/13
27068 LA PAZ RD # 605
ALISO VIEJO CA 92656

779590040
SCOTT BROWN
82295 SAN GORGONIO DR
INDIO CA 92201

779590041
KENNETH PETER SCHIKOWSKI
8081 WASCANA GARDENS CRESCENT
REGINA SK S4V 1G8

779590042
WILLIAM D. JAWITZ
82275 SAN GORGONIO DR
INDIO CA 92201

779590043
JENNIFER SCHIFFMAN
82265 SAN GORGONIO DR
INDIO CA 92201

779590044
RONALD EDWARD BOURGAULT
4861 SADDLE IRON RD
CASTLE ROCK CO 80104

779590047
ESTHER EHRSAM
82225 SAN GORGONIO DR
INDIO CA 92201

779590048
TIMOTHY A. BOUCHER
82400 CRANE DR
INDIO CA 92201

779590049
GEORGENE GASSNER
82205 SAN GORGONIO DR
INDIO CA 92201

779590050
GREEN SCOTT & MARY LIVING TRUST
DTD 1/18/16
82195 SAN GORGONIO DR
INDIO CA 92201

779590051
CHOCHOLEK REVOCABLE LIVING
TRUST DTD 7/13/2004
82-185 SAN GORGONIO DR
INDIO CA 92201

780010001
EPC AVE 52
12302 EXPOSITION BLVD
LOS ANGELES CA 90064

780010002
EMPIRE SOUTH
12302 EXPOSITION BLV
LOS ANGELES CA 90064

780010003
GH FESTIVAL FARMS
502 STASSI LN
SANTA MONICA CA 90402

780010004
DAVID SAYAH
PO BOX 5332
BEVERLY HILLS CA 90209

780010008
COACHELLA VALLEY UNIF SCHOOL DIST
ACQ CORP
P O BOX 847
THERMAL CA 92274

44 x 2 = 88



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: August 26, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 28519

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 (GPA240034) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from **Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR)**, to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplexes. 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 GPA240034 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – **Location:** north of 53rd, east of Monroe St, south of 52nd avenue and west of Arabia St – APN(s): 780-010-001 and 780-010-002 – 17.45 Gross Acres – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314 – **District 4** [Applicant Fees 100%]

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

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

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 AUG -4 AM 11:05

22.2

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240034 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Inicio de la Enmienda No. 240034 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240034 para cambiar el Componente de Cimentación del Plan General de dos (2) parcelas de Comunidad Rural: Residencial de Densidad de Urbanización (RC: EDR) a Desarrollo Comunitario: Residencial de Densidad Media Alta (CD: MHDR) y Desarrollo Comunitario: Minorista Comercial (CD: CR) para permitir la presentación de una solicitud para usos comerciales y residenciales que incluyen minoristas, restaurantes, viviendas unifamiliares y dúplex. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240033. La Enmienda al Plan General se encuentra en los APN: 780-010-001 y 780-010-002. Este proyecto propuesto se ubica al norte de la Avenida 53, al este de la Calle Monroe, al sur de la Avenida 52 y al oeste de la Calle Arabia en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240034 y, de ser recomendado, **ADOPTÉ** una orden que inicie la Enmienda al Plan General n.º GPA240034 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JOSE MERLAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO A JMERLAN@RIVCO.ORG

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

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

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

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

Fecha: 4 de agosto de 2025

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 26, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240034**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplexes. 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 GPA240033 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 780-010-001 and 780-010-002. This proposed project is located: North of 53rd Ave., East of Monroe St., South of 52nd Ave., and West of Arabia St. in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240034 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240034 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG

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

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

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

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

Dated: August 4, 2025

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

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240034 IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 26, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240034**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240034 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for commercial and residential uses that include retail, restaurants, single-family homes, and duplexes. 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 GPA240033 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 780-010-001 and 780-010-002. This proposed project is located: North of 53rd Ave., East of Monroe St., South of 52nd Ave., and West of Arabia St. in the Fourth Supervisorial District.

8549033 8549080

* The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240034 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240034 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG

PSEMPV

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

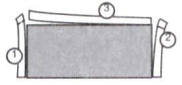
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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

Dated: August 4, 2025

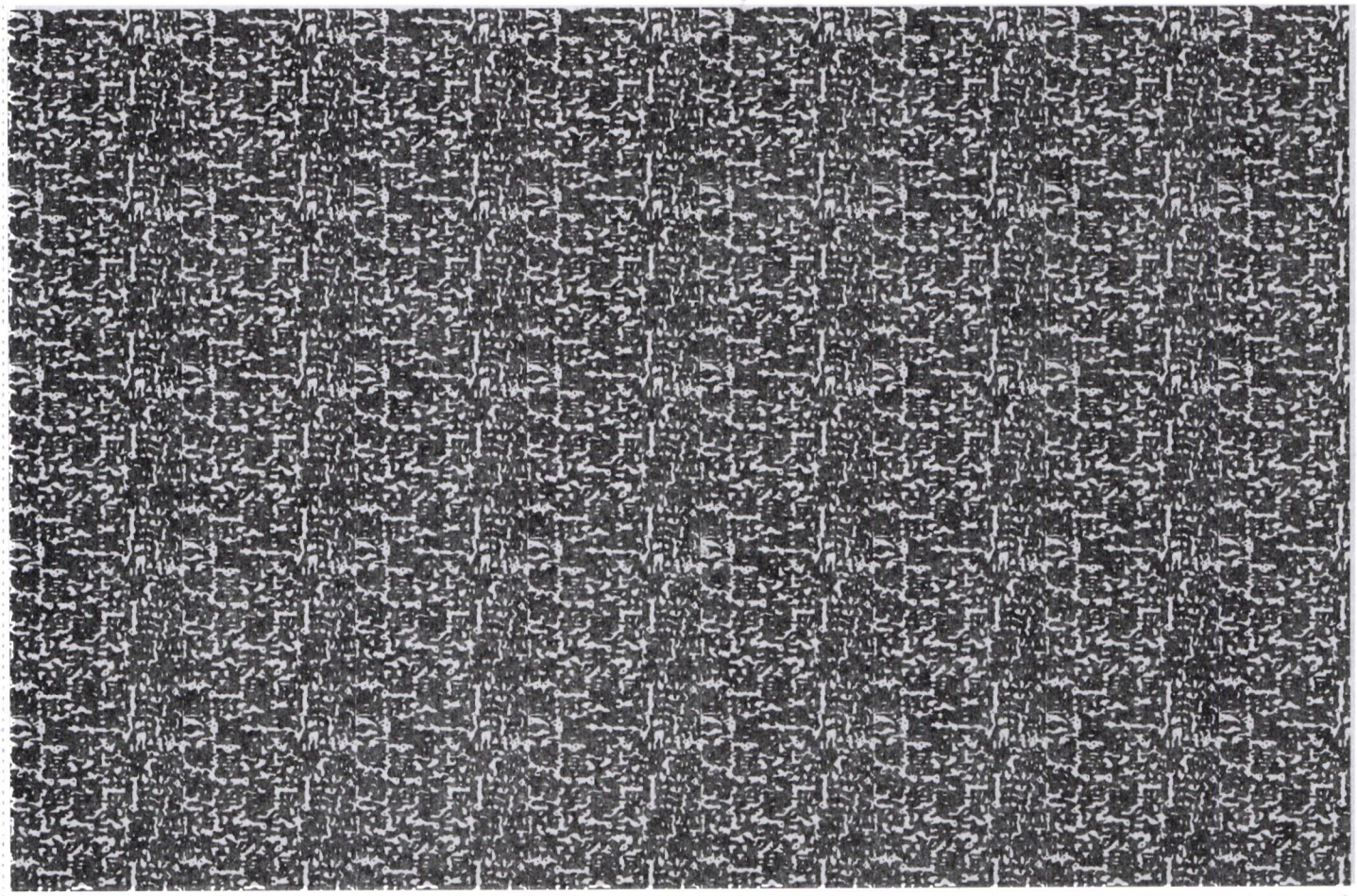
By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant



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

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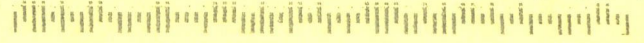
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C AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240034 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.º piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Inicio de la Enmienda No. 240034 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240034 para cambiar el Componente de Cimentación del Plan General de dos (2) parcelas de Comunidad Rural: Residencial de Densidad de Urbanización (RC: EDR) a Desarrollo Comunitario: Residencial de Densidad Media Alta (CD: MHDR) y Desarrollo Comunitario: Minorista Comercial (CD: CR) para permitir la presentación de una solicitud para usos comerciales y residenciales que incluyen minoristas, restaurantes, viviendas unifamiliares y dúplex. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240033. La Enmienda al Plan General se encuentra en los APN: 780-010-001 y 780-010-002. Este proyecto propuesto se ubica al norte de la Avenida 53, al este de la Calle Monroe, al sur de la Avenida 52 y al oeste de la Calle Arabia en el Cuarto Distrito de Supervisión.

* El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240034 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240034 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON JOSE MERLAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO A JMERLAN@RIVCO.ORG

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

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

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

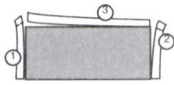
Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.º piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 4 de agosto de 2025

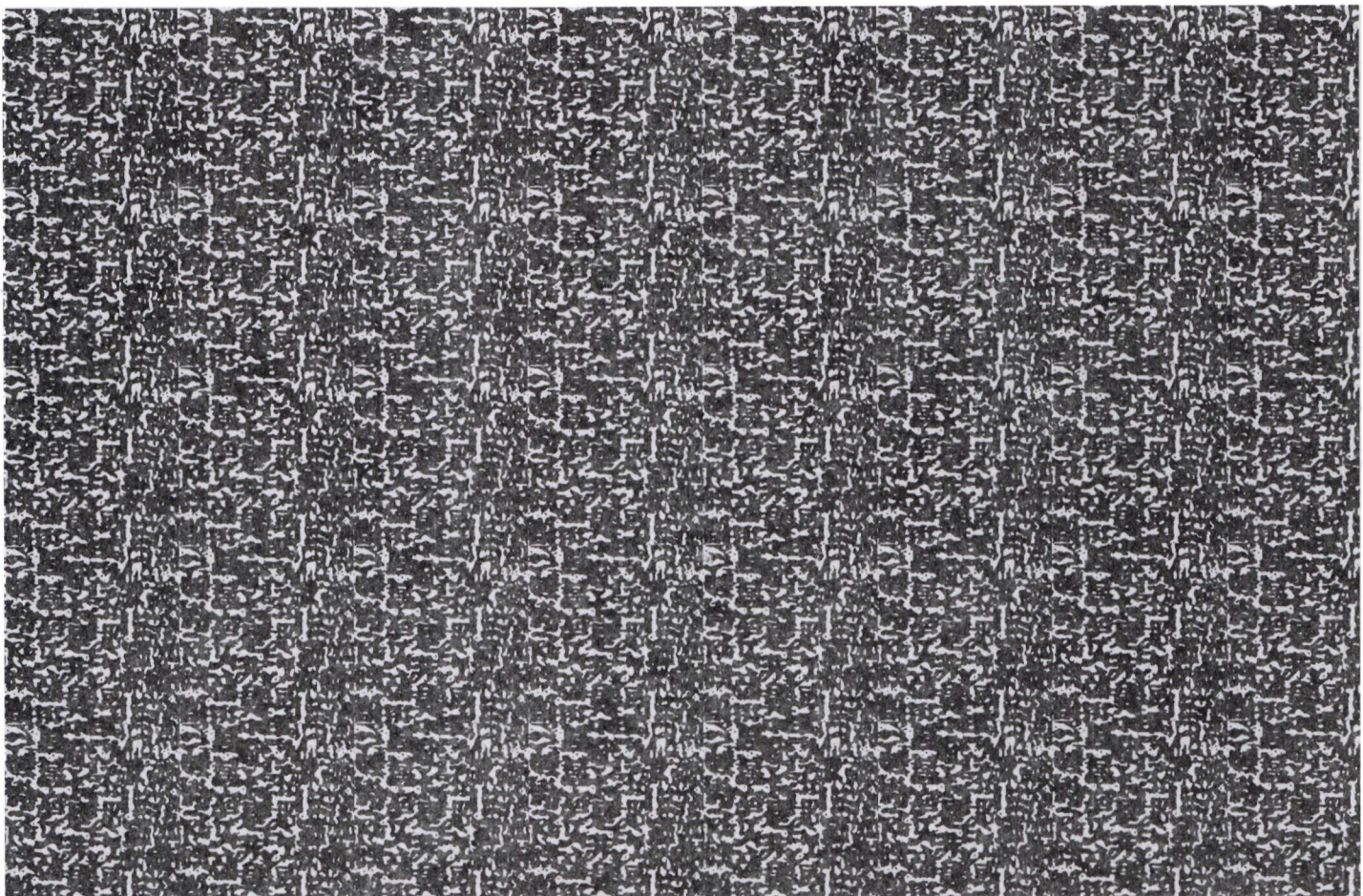
Por: Kimberly A. Rector, secretaria de la Junta
Naomy Sicra, secretaria Adjunta de la Junta

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