

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



ITEM: 22.2
(ID # 28799)

MEETING DATE:

Monday, September 22, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 (GPA240013) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EPD Solutions, Inc. – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG: AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – Location: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – APN(s): 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres – District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 (GPA240013)**; and,

Continued on Page 2

ACTION:Policy



John Hildebrand, Planning Director 9/15/2025


Maria Odenbaugh, TLMA Director 9/15/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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. 240013 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: September 22, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 (GPA240013)** and requiring the applicant submit to the County the project within 6 months.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240013 (GPA240013) is a proposal to amend the project site's Foundation Component from Agriculture (AG), Open Space (OS), & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG:AG), Water (OS:W), Conservation (OS:C), & Commercial Retail (CD:CR) to Commercial Retail (CD:CR) & Light Industrial (CD:LI), on fifteen parcel(s), totaling 492 gross acres, in order to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area.

The fifteen (15) parcels are located south of Bridge Street, north of Ramona Freeway, east of Bridge Street, and west of N Sanderson Avenue.

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 (GPA240013) 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-GPA240013 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for

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

development of a speculative Light Industrial (LI) development with the remainder being a retail service area.

The parcel(s) are not located in a policy or overlay and are within the San Jacinto Valley Area Plan.

If FC-GPA240013 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of speculative Light Industrial (LI) development with the remainder being a retail service area.

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 two proposed land use designations are Light Industrial (CD-LI) and Commercial Retail (CD-CR). The Light Industrial (CD-LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. 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 1800 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-GPA240013 was held before the General Plan Advisory Committee on February 10, 2025. 0 number of 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 1 member of the public provided public testimony.

Of the public comments received, 0 were against initiation of a General Plan Amendment, and 0 were in support. Comment in neutral position cited the location of the project and development should be beneficial to the community.

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

The Committee discussed the project. Issues that were discussed included route accessibility and location, concerns about route availability and project's dependence on the development of the Mid County Parkway, and support for long-term planning, location matches project and increase in local jobs. The final result of the Committee's discussion of the initiation is provided below.

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240013 was held before the Planning Commission on March 19, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. 2 members of the public provided public testimony.

Of the public comments received, 1 were against initiation of a General Plan Amendment, and 1 was in neutral position. Comments against the initiation of the GPA cited conflict with truck routes, project site near San Jancinto wildlife conservation area, and lack of infrastructure for more warehouses. Comments in neutral standing cited the delay in the Mid County Parkway will possibly delay the project, area utilized better for energy, flood area, earthquake concerns, and preservation of rural nature.

The Committee discussed the project. Issues that were discussed included environmental constraints on the site, concerns about flood control and truck routes, to include variety of commercial and types of businesses, and support for the project to begin community development. The final result of the Planning Commission's discussion of the initiation is provided below.

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

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

submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

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



Jason Farin, Principal Policy Analyst

9/17/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

25x2 = 50

Charissa Leach, P.E.
TLMA Director

DATE: (09/03/2025)

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – (Victoria Gomez), Project Planner
(BOS Date September 22, 2025)

SUBJECT: (MT# 28799) TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 (GPA240013) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. – **Fifth Supervisorial District** – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EPD Solutions, Inc. – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG: AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – **Location:** north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – APN(s): 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres – Planning Contact: Candice Hughes at chughes@rivco.org or (951) 955-1639. – District 5. [Applicant Fees 100%]

Planning Commission Date: March 19, 2025 / **Commissioner Vote:** 5 support – 0 against

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Publish in Newspaper: ()
 - CEQA Exempt
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(N/A)

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

22.2

2025 SEP - 3 PM 2 02

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013
IN THE FIFTH 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 **Monday, September 22, 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. 240013**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres. This proposed project is located: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240013 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240013 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 CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@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: September 5, 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 PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240013 EN EL QUINTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará 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, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240013**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240013 para cambiar el Componente de Fundación del Plan General de quince (15) parcelas de Agricultura: Agricultura (AG:AG), Espacio Abierto: Agua (OS:W), Espacio Abierto: Conservación (OS:C) y Desarrollo Comunitario: Comercio Minorista (CD:CR) a Desarrollo Comunitario: Industria Liger (CD:LI) y Comercio Minorista (CD:CR), para permitir la presentación de una solicitud para un desarrollo especulativo de Industria Liger (LI) con el resto siendo un área de servicios minoristas. Se requerirán aplicaciones de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la propuesta de GPA240013 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009 y -025 – 492 acres brutos. Este proyecto propuesto se encuentra: al norte de Ramona Fwy, al este de Bridge St, al sur de Bridge St, y al oeste de N Sanderson Ave en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240013 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240013 y exija al solicitante que presente al Condado un proyecto dentro de 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 se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADORA DE PROYECTOS, AL (951) 955-1639 O POR CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del 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 indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados 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 impugnas el tema anterior en la corte, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores durante, o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como 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 propuesta específicamente.

Formatos alternativos están disponibles bajo petición para personas con discapacidad. Si requiere una acomodación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

Fecha: 5 de septiembre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, Asistente de la secretaria de la Junta

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 IN THE FIFTH 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 **Monday, September 22, 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. 240013**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres. This proposed project is located: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240013 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240013 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 CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@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.

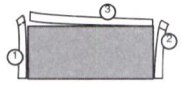
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 5, 2025

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

8549033 8549080

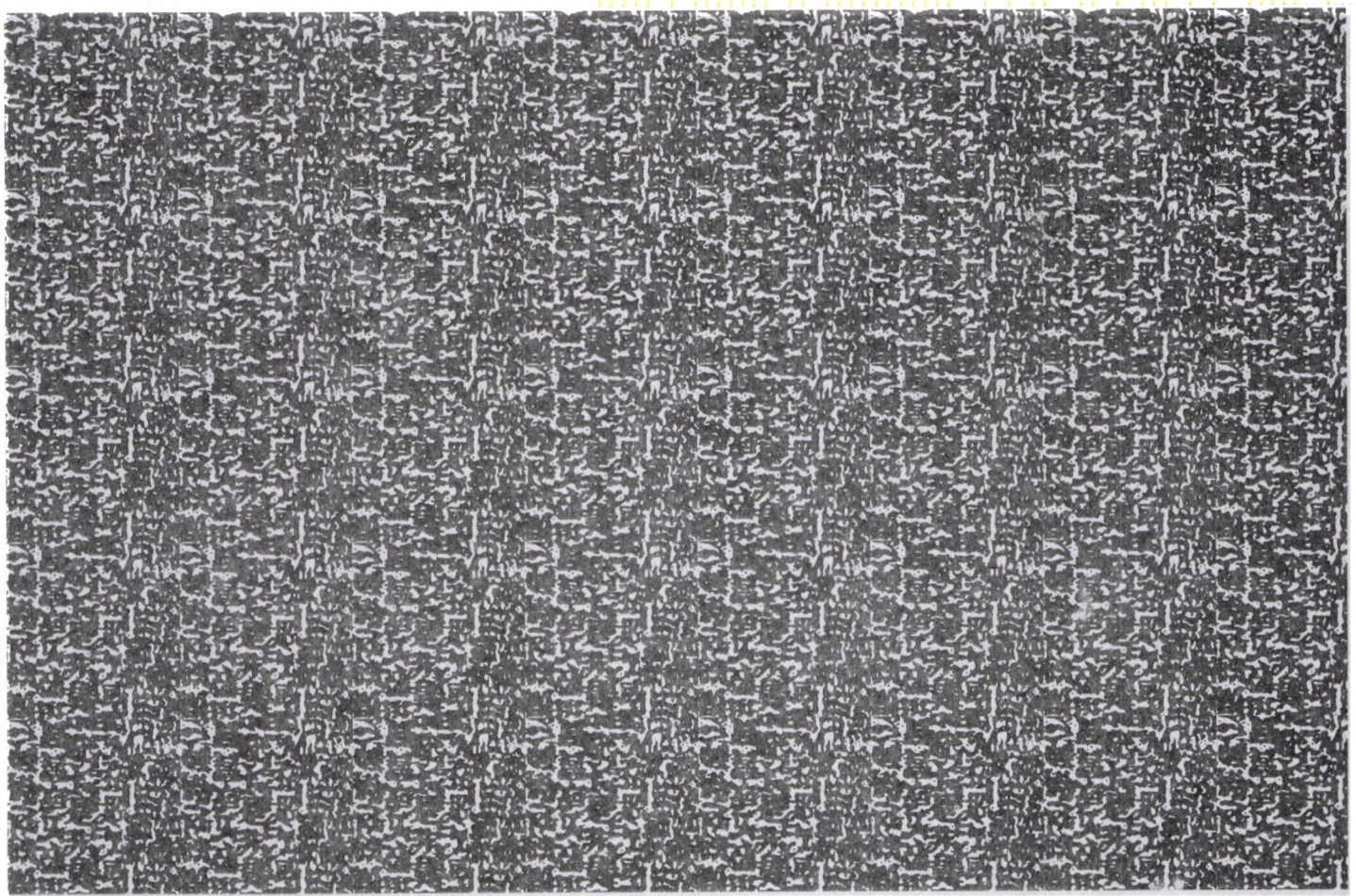
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRRT LTR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 SEP 08 2025

2025 SEP 16 AM 10:47

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

425100003
WESTERN RIVERSIDE CO REGIONAL
CONS AUTH
3133 MISSION INN AVE
RIVERSIDE CA 92507

NIXIE 911 FE 1260 0009/12/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92502114747 *2152-02818-12-30
ANK
CYJ-2222 2 92507

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 IN THE FIFTH 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 **Monday, September 22, 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. 240013**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres. This proposed project is located: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240013 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240013 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 CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@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.

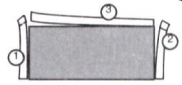
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: September 5, 2025

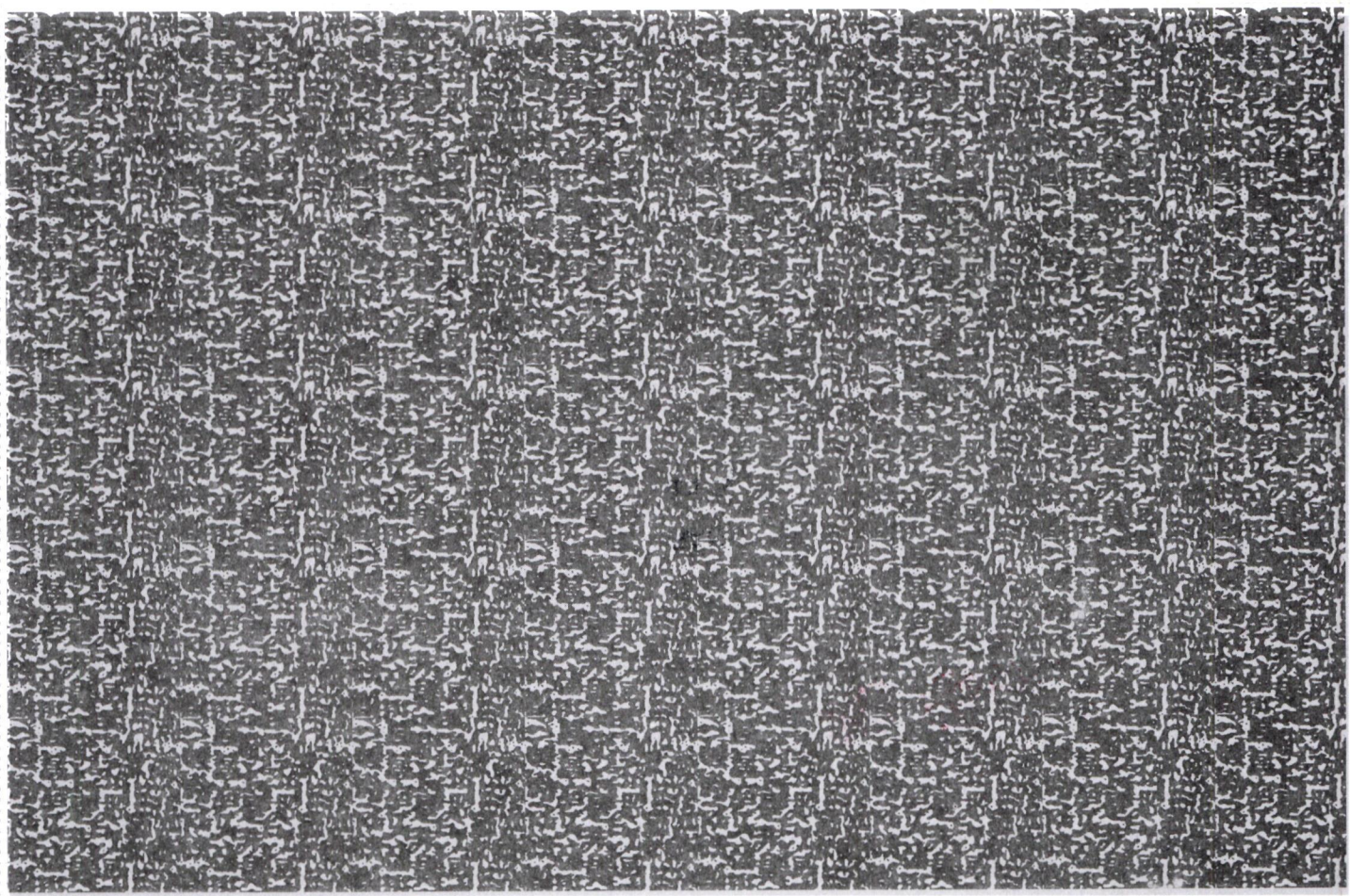
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

SAN DIEGO CA 920
11 SEP 2025 PM 5

FIRST-CLASS
NON-AUTOMATIC
POSTAGE
PAID
PERMIT NO. 1234
SAN DIEGO, CA



US POSTAGE TM PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 SEP 08 2025

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

2025 SEP 16 AM 10:48

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RETURN TO SENDER

425060005
FORMAN FARMS

NOT AT
THIS ADDRESS

NIXIE 911 DC 1 0009/13/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *1504-01964-11-42

92502114747

C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240013 EN EL QUINTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará 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, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240013**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240013 para cambiar el Componente de Fundación del Plan General de quince (15) parcelas de Agricultura: Agricultura (AG:AG), Espacio Abierto: Agua (OS:W), Espacio Abierto: Conservación (OS:C) y Desarrollo Comunitario: Comercio Minorista (CD:CR) a Desarrollo Comunitario: Industria Liger (CD:LI) y Comercio Minorista (CD:CR), para permitir la presentación de una solicitud para un desarrollo especulativo de Industria Liger (LI) con el resto siendo un área de servicios minoristas. Se requerirán aplicaciones de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la propuesta de GPA240013 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009 y -025 – 492 acres brutos. Este proyecto propuesto se encuentra: al norte de Ramona Fwy, al este de Bridge St, al sur de Bridge St, y al oeste de N Sanderson Ave en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240013 y, si se recomienda, **ADOPTÉ** una orden que inicie la Enmienda del Plan General N.º GPA240013 y exija al solicitante que presente al Condado un proyecto dentro de 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 se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADORA DE PROYECTOS, AL (951) 955-1639 O POR CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del 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 indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados 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 impugnas el tema anterior en la corte, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores durante, o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como 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 propuesta específicamente.

Formatos alternativos están disponibles bajo petición para personas con discapacidad. Si requiere una acomodación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

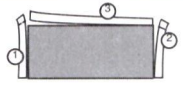
Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

Fecha: 5 de septiembre de 2025

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

8549033 8549080

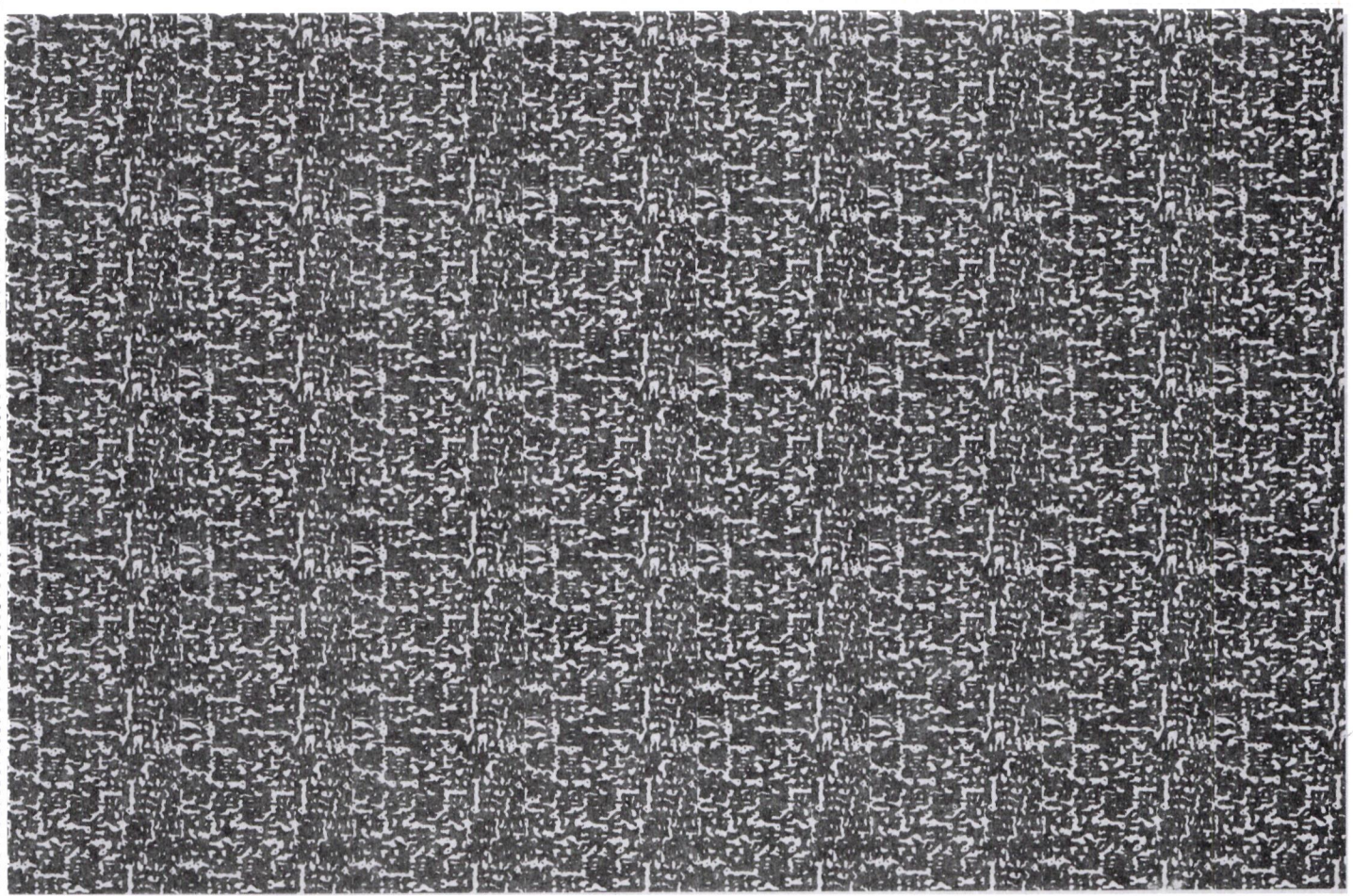
PSL urv



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

SAN DIEGO CA 920
11 SEP 2025 PM 5 L

FIRST-CLASS
NONAUG
PRSRTEPR



US POSTAGE MADE IN THE USA PITNEY BOWES

ZIP 92504 \$ 000.68⁰
02 7W
0008041315 SEP 08 2025

PUBLIC HEARING NOTICE
This may affect your property

RETURN TO SENDER

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

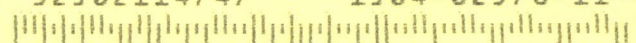
2025 SEP 16 AM 10:48

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

425060005
FORMAN FARMS

NOT AT
THIS ADDRESS

ANK

NIXIE 911 DC 1 0009/13/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92502114747 *1504-02376-11-42


C
AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240013 EN EL QUINTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará 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, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240013**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240013 para cambiar el Componente de Fundación del Plan General de quince (15) parcelas de Agricultura: Agricultura (AG:AG), Espacio Abierto: Agua (OS:W), Espacio Abierto: Conservación (OS:C) y Desarrollo Comunitario: Comercio Minorista (CD:CR) a Desarrollo Comunitario: Industria Ligera (CD:LI) y Comercio Minorista (CD:CR), para permitir la presentación de una solicitud para un desarrollo especulativo de Industria Ligera (LI) con el resto siendo un área de servicios minoristas. Se requerirán aplicaciones de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la propuesta de GPA240013 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009 y -025 – 492 acres brutos. Este proyecto propuesto se encuentra: al norte de Ramona Fwy, al este de Bridge St, al sur de Bridge St, y al oeste de N Sanderson Ave en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240013 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240013 y exija al solicitante que presente al Condado un proyecto dentro de 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 ~~reunión~~ para el proyecto propuesto se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADORA DE PROYECTOS, AL (951) 955-1639 O POR CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del 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 indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados 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.

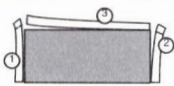
Si impugnas el tema anterior en la corte, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores durante, o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como 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 propuesta específicamente.

Formatos alternativos están disponibles bajo petición para personas con discapacidad. Si requiere una acomodación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

Fecha: 5 de septiembre de 2025

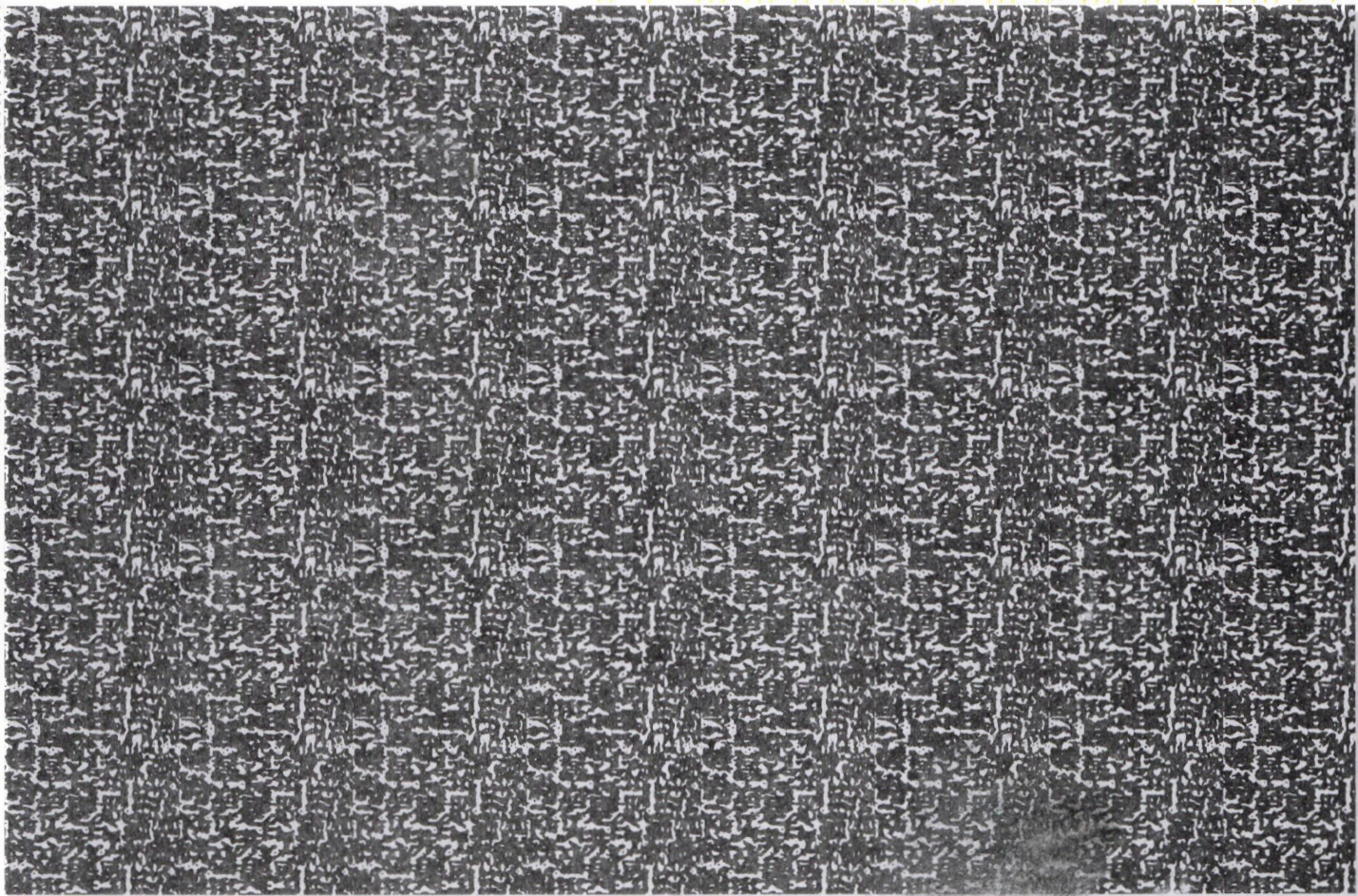
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR TLR



US POSTAGE with PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 SEP 08 2025

2025 SEP 16 AM 10:48

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

425100003
WESTERN RIVERSIDE CO REGIONAL
CONS AUTH
3133 MISSION INN AVE
RIVERSIDE CA 92507

NIXIE 911 DE 1260 0009/12/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 92502114747 *2152-02817-12-30


ANK
CYJ-OWN 080047

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 IN THE FIFTH 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 **Monday, September 22, 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. 240013**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres. This proposed project is located: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240013 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240013 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 CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@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.

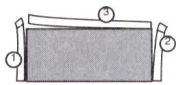
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: September 5, 2025

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



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68⁰
02 7W
0008041315 SEP 08 2025

NSN

2025 SEP 16 AM 10:48

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

425200024
H V PROP
1730 HELLMAN AVE
CORONA CA 92880

NIXIE 911 FE 1 0009/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *0704-03854-08-43

UTF
925021147
000000000



C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240013 EN EL QUINTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará 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, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240013**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240013 para cambiar el Componente de Fundación del Plan General de quince (15) parcelas de Agricultura: Agricultura (AG:AG), Espacio Abierto: Agua (OS:W), Espacio Abierto: Conservación (OS:C) y Desarrollo Comunitario: Comercio Minorista (CD:CR) a Desarrollo Comunitario: Industria Ligera (CD:LI) y Comercio Minorista (CD:CR), para permitir la presentación de una solicitud para un desarrollo especulativo de Industria Ligera (LI) con el resto siendo un área de servicios minoristas. Se requerirán aplicaciones de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la propuesta de GPA240013 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009 y -025 – 492 acres brutos. Este proyecto propuesto se encuentra: al norte de Ramona Fwy, al este de Bridge St, al sur de Bridge St, y al oeste de N Sanderson Ave en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240013 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240013 y exija al solicitante que presente al Condado un proyecto dentro de 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 se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADORA DE PROYECTOS, AL (951) 955-1639 O POR CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del 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 indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados 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.

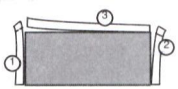
Si impugnas el tema anterior en la corte, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores durante, o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como 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 propuesta específicamente.

Formatos alternativos están disponibles bajo petición para personas con discapacidad. Si requiere una acomodación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

Fecha: 5 de septiembre de 2025

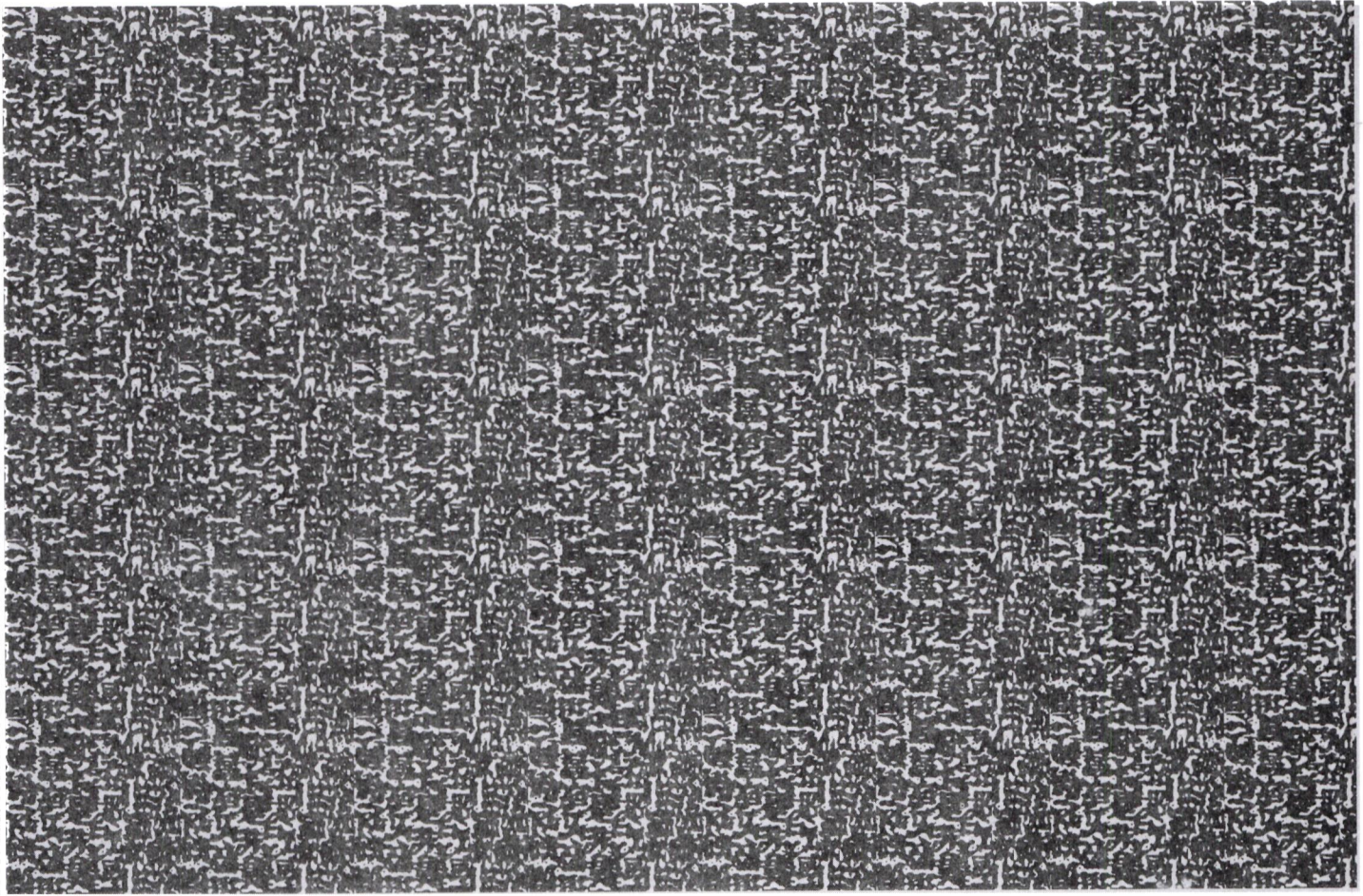
Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, Asistente de la secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR TLR



US POSTAGE PAID PITNEY BOWES

ZIP 92504 \$ 000.68⁶
02 7W
0008041315 SEP 08 2025

NSN

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

2025 SEP 16 AM 10:48

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

425200024
H V PROP
1730 HELLMAN AVE
CORONA CA 92880

NIXIE 911 FE 1 0009/13/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 *0704-01467-08-44
92502>1147
9200000000

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 IN THE FIFTH 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 **Monday, September 22, 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. 240013**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial (LI) development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres. This proposed project is located: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240013 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240013 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 CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@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: September 5, 2025

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

* 8549033 8549080

PSEMPV

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240013 EN EL QUINTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará 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, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240013**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240013 para cambiar el Componente de Fundación del Plan General de quince (15) parcelas de Agricultura: Agricultura (AG:AG), Espacio Abierto: Agua (OS:W), Espacio Abierto: Conservación (OS:C) y Desarrollo Comunitario: Comercio Minorista (CD:CR) a Desarrollo Comunitario: Industria Liger a (CD:LI) y Comercio Minorista (CD:CR), para permitir la presentación de una solicitud para un desarrollo especulativo de Industria Liger a (LI) con el resto siendo un área de servicios minoristas. Se requerirán aplicaciones de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la propuesta de GPA240013 es iniciada por la Junta de Supervisores. La Enmienda del Plan General se encuentra en los APNs: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009 y -025 – 492 acres brutos. Este proyecto propuesto se encuentra: al norte de Ramona Fwy, al este de Bridge St, al sur de Bridge St, y al oeste de N Sanderson Ave en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240013 y, si se recomienda, **ADOPTÉ** una orden que inicie la Enmienda del Plan General N.º GPA240013 y exija al solicitante que presente al Condado un proyecto dentro de 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 se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADORA DE PROYECTOS, AL (951) 955-1639 O POR CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del 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 indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados 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.

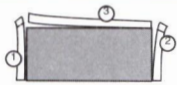
Si impugnas el tema anterior en la corte, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores durante, o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como 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 propuesta específicamente.

Formatos alternativos están disponibles bajo petición para personas con discapacidad. Si requiere una acomodación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

Fecha: 5 de septiembre de 2025

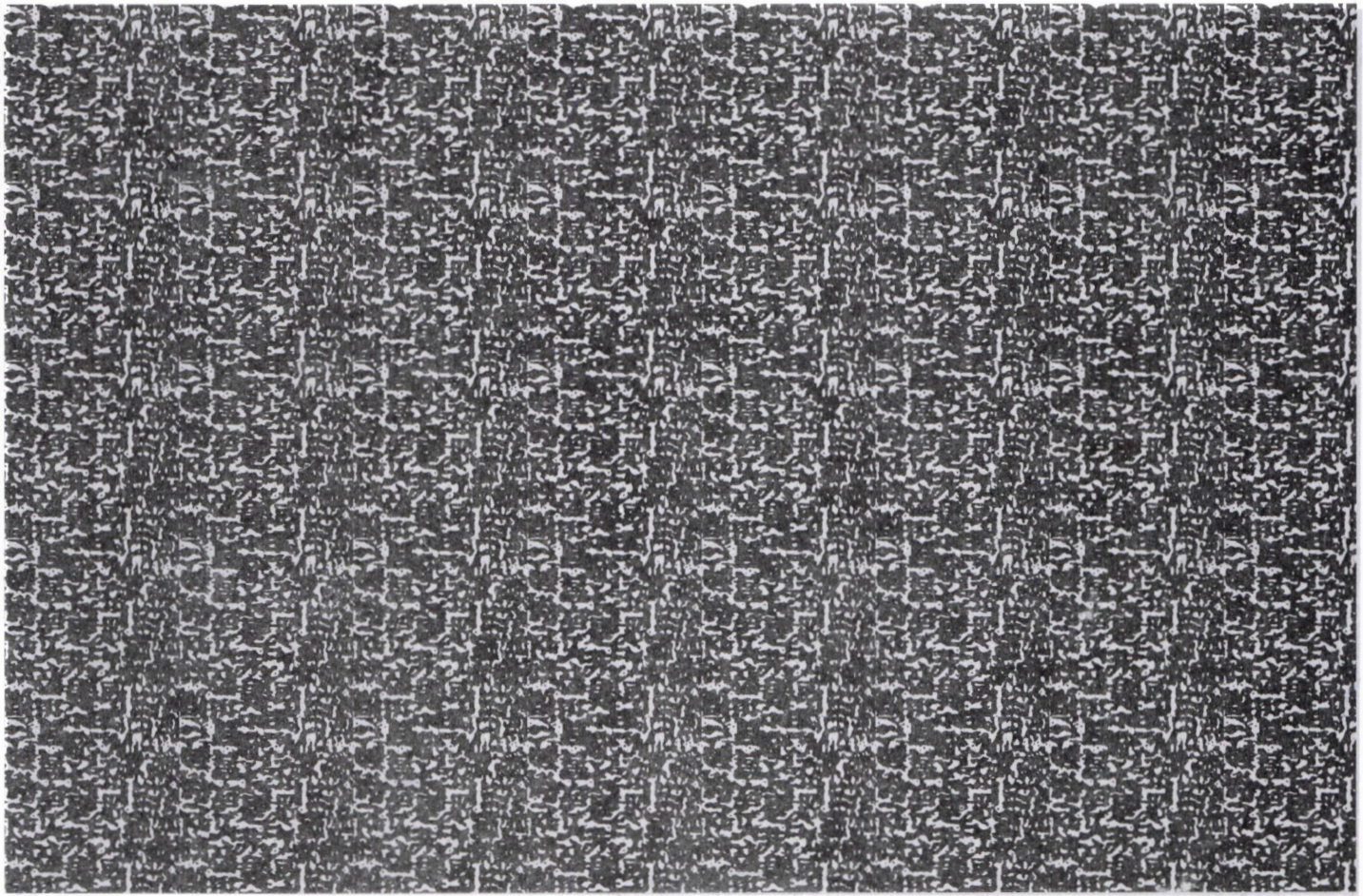
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NON-AUTO
PRSR LTR



US POSTAGE[™] PITNEY BOWES



ZIP 92504 \$ 000.68[¢]
02 7W
0008041315 SEP 08 2025

2025 SEP 16 AM 10:48

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

425050023
HARADA GEORGE & YOSHIKO TRUST
DTD 11/10/89
PO BOX 6317
NORCO CA 92860

NIXIE 910 NFE 1260 25C0009/13/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 *1052-01924-13-14

1: 93260206163018

FWD

CY 19 08 10 48

Flores, Kate

From: StandUpForMotherEarth <standupformotherearth@gmail.com>
Sent: Friday, September 19, 2025 9:45 AM
To: Clerk of the Board
Subject: FOUNDATION COMPONENT GPA240013 9/22/25 Item 22.2

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.

To Whom It May Concern:

I am commenting in opposition to the upcoming Foundation Change Initiation Proceeding, GPA 2400013, Agenda Item 22.2, at the BOS Special Meeting scheduled for 9/22/25:

To add 492 acres of light industrial warehouses, with the enormous amount of truck traffic they will bring, to an area so close to San Jacinto Wildlife Area is an egregious affront to this pristine wildlife area.

The San Jacinto Wildlife Area with its beautiful Mystic Lake, is approximately 19,000 acres, with 900 acres of restored wetlands. The surrounding lands are primarily agricultural, principally dry land wheat farming and dairy operations, and act as an inviting backdrop for the abundance of wildlife found here.

Placing light industrial warehouses in this very rural location would be a glaring and inappropriate blight on an otherwise tranquil environment.

Should a foundation change take place, at least 30% of the land should be set aside as open space. This would be in keeping with Governor Newsom's 2020 Executive Order N-82-20, which established a state goal of conserving 30% of California's lands and coastal waters by 2030.

Thank you for allowing me to comment on this matter.

Sincerely,

Ruth Brissenden, J.D.
Stand Up For Mother Earth
<https://standupformotherearth.org>



Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Tonya Gonzalez

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: 09/22/25 Agenda # 22.2 of Public Comment

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support _____ Oppose ✓ _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240013

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

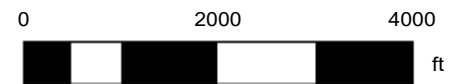
District: 5

Date: 8-20-2024

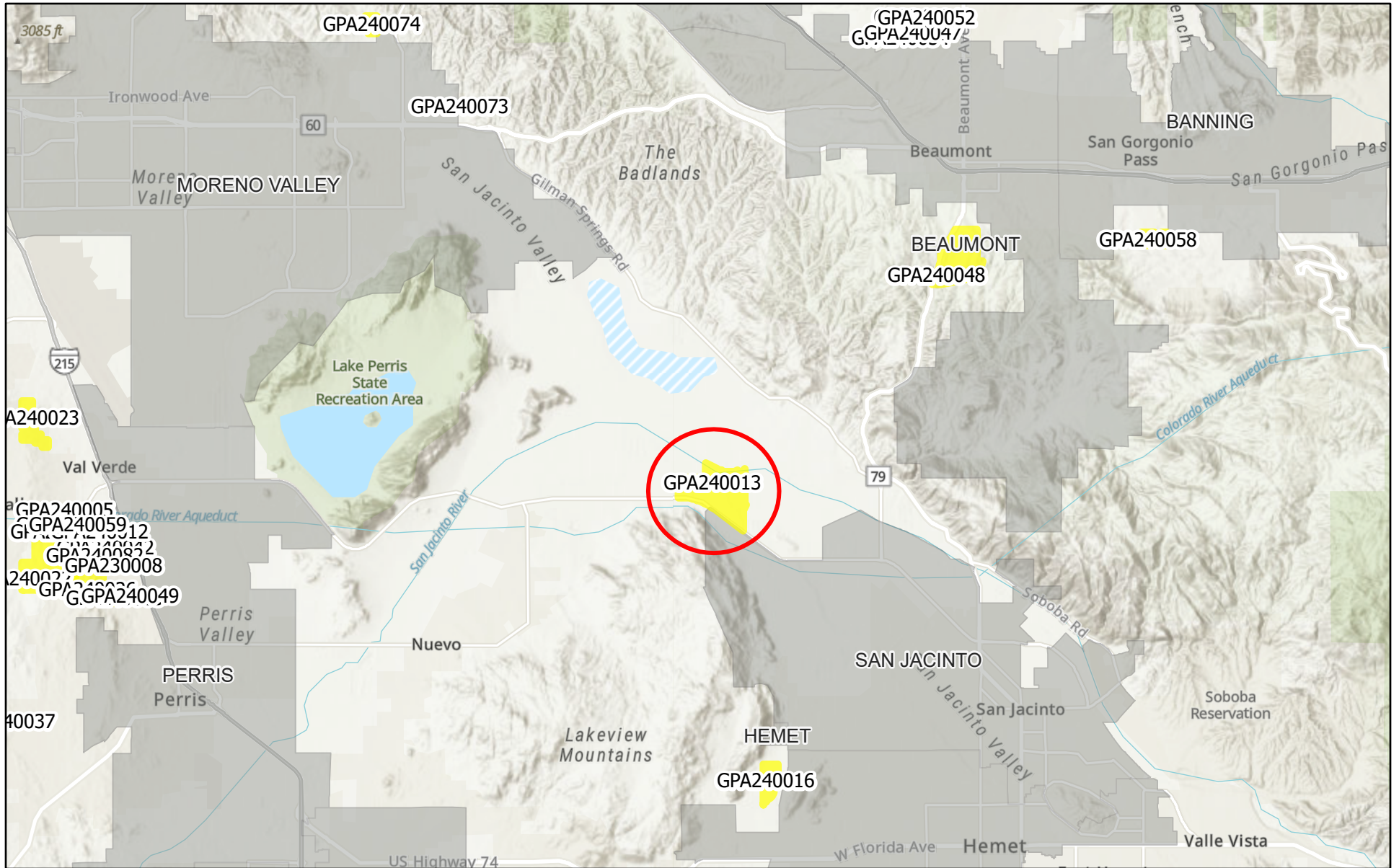


Zoning Area/District: HEMET-SAN JACINTO



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>



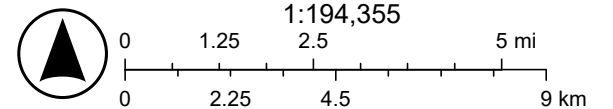
FGPA Status Map



11/19/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



Esri, NASA, NGA, USGS, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.8

(ID # 27197)

MEETING DATE:

Wednesday, March 19, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240013 (GPA240013) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture: Agriculture (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C) & Community Development: Commercial Retail (CD:CR) to Community Development: Light Industrial (CD:LI) & Commercial Retail (CD:CR), to allow for submittal of an application for a speculative Light Industrial development with the remainder being a retail service area. 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 GPA240013 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EPD Solutions, Inc. – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG: AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – Location: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – APN(s): 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – 492 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

PROPOSED PROJECT

Case Number(s):	GPA240013
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Hemet-San Jacinto District
Supervisorial District:	Fifth District
Project Planner:	Victoria Gomez
Project APN(s):	425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, - 017, -024, -25, -026, 425-090- 007, -009, and -025
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 3/12/2025

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Agriculture (AG), Open Space (OS), & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG:AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) to Light Industrial (CD:LI) & Commercial Retail (CD:CR), on fifteen parcels, totaling 492 gross acres.

The fifteen parcels are located south of Bridge St, north of Ramona Fwy, east of Bridge St, and generally west of N Sanderson Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240013 (GPA240013).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG), Open Space (OS), & Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG:AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR)
Proposed General Plan Land Use Designation:	Light Industrial (CD:LI) & Commercial Retail (CD:CR)
Policy / Overlay Area:	San Jacinto River Policy
Surrounding General Plan Land Uses	
North:	Conservation (OS:C) & Agriculture (AG:AG)
East:	Conservation (OS:C) & Agriculture (AG:AG)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

South:	Agriculture (AG:AG), Very Low Residential (RC:VLDR), Commercial Retail (CD:CR), & Conservation Habitat (OS:CH)
West:	Agriculture (AG:AG) & Conservation (OS:C)
Existing Zoning Classification:	A-2-10 (Heavy Agriculture, 20-acre minimum), C-R (Commercial Retail), R-A (Residential Agriculture),
Proposed Zoning Classification:	W-1 (Watercourse, Watershed and Conservation Area), & W-2 (Controlled Development)
Surrounding Zoning Classifications	
North:	A-1-10 (Light Agriculture, 10-acre minimum) & A-2-10 (Heavy Agriculture, 20-acre minimum)
East:	A-2-10 (Heavy Agriculture, 20-acre minimum)
South:	A-2-10 (Heavy Agriculture, 20-acre minimum) & SP Zone (Specific Plan)
West:	A-1-10 (Light Agriculture, 10-acre minimum) & A-2-10 (Heavy Agriculture, 20-acre minimum)
Existing Use:	Cattle Farm Agriculture Single Family Dwellings
Surrounding Uses	
North:	Agriculture Single Family Dwellings
South:	Agriculture Cattle Farm
East:	Cattle Farm Vacant
West:	Agriculture Single Family Dwellings

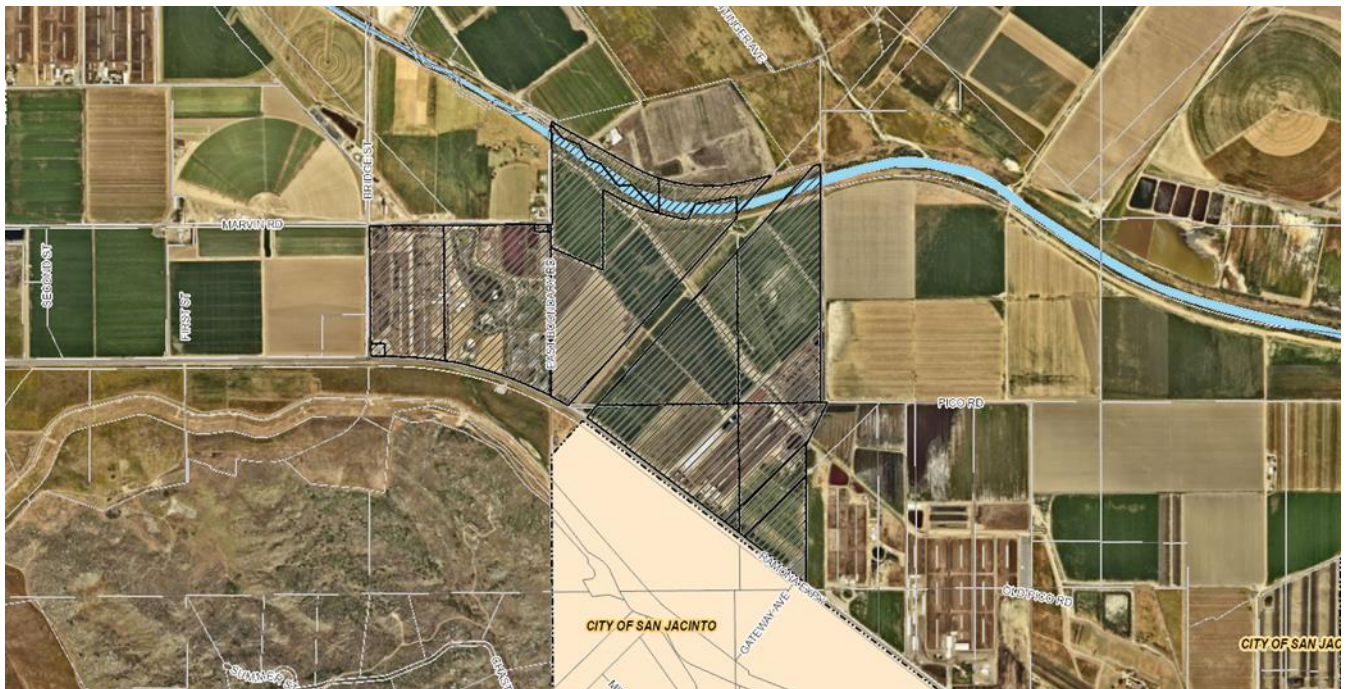
Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146 & 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	Yes – San Jacinto No. 16 Map No. 541
Liquefaction Area:	Yes – Low Moderate
Subsidence Area:	Yes – Active
Fault Zone:	Yes – San Jacinto

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 0 2166 2167 2168 2261 2358
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community	Yes – Nuview/Romoland

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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240013) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC- GPA240013 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agricultural (AG:AG), Open Space: Water (OS:W), Open Space: Conservation (OS:C), and Community Development: Commercial Retail (CD:CR), to Community Development: Light Industrial (CD: LI) and Community Development: Commercial Retail (CD:CR), to allow for development of a speculative Light Industrial (LI) development with the remainder being a retail service area. The parcels are located in the San Jacinto River policy area / overlay.

If FC- GPA240013 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of Community Development: Light Industrial that allows for a variety of industrial and related uses, including warehousing, distribution centers, business park uses, assembly and light manufacturing, repair and other service facilities, and supporting retail uses. The remainder of the site is the expanding of the Community Development: Commercial Retail, approximately 6-acres at the northeast corner.

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 two proposed land use designations are Light Industrial (CD-LI) and Commercial Retail (CD-CR). The Light Industrial (CD-LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. 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 1800 feet of the

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

0 comments were received after the close of the GPAC public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240013 was held before the General Plan Advisory Committee on February 10, 2025. 0 number of 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 1 member of the public provided public testimony.

Of the public comments received, 0 were against initiation of a General Plan Amendment, and 0 were in support. Comment in neutral position cited the location of the project and development should be beneficial to the community.

The Committee discussed the project. Issues that were discussed included route accessibility and location, concerns about route availability and project depending on the development of Mid County Parkway, and support for long-term planning, location matches project, and increase in local jobs.

After discussion, the committee closed the public hearing.

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

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240013

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

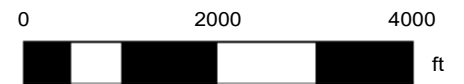
District: 5

Date: 8-20-2024

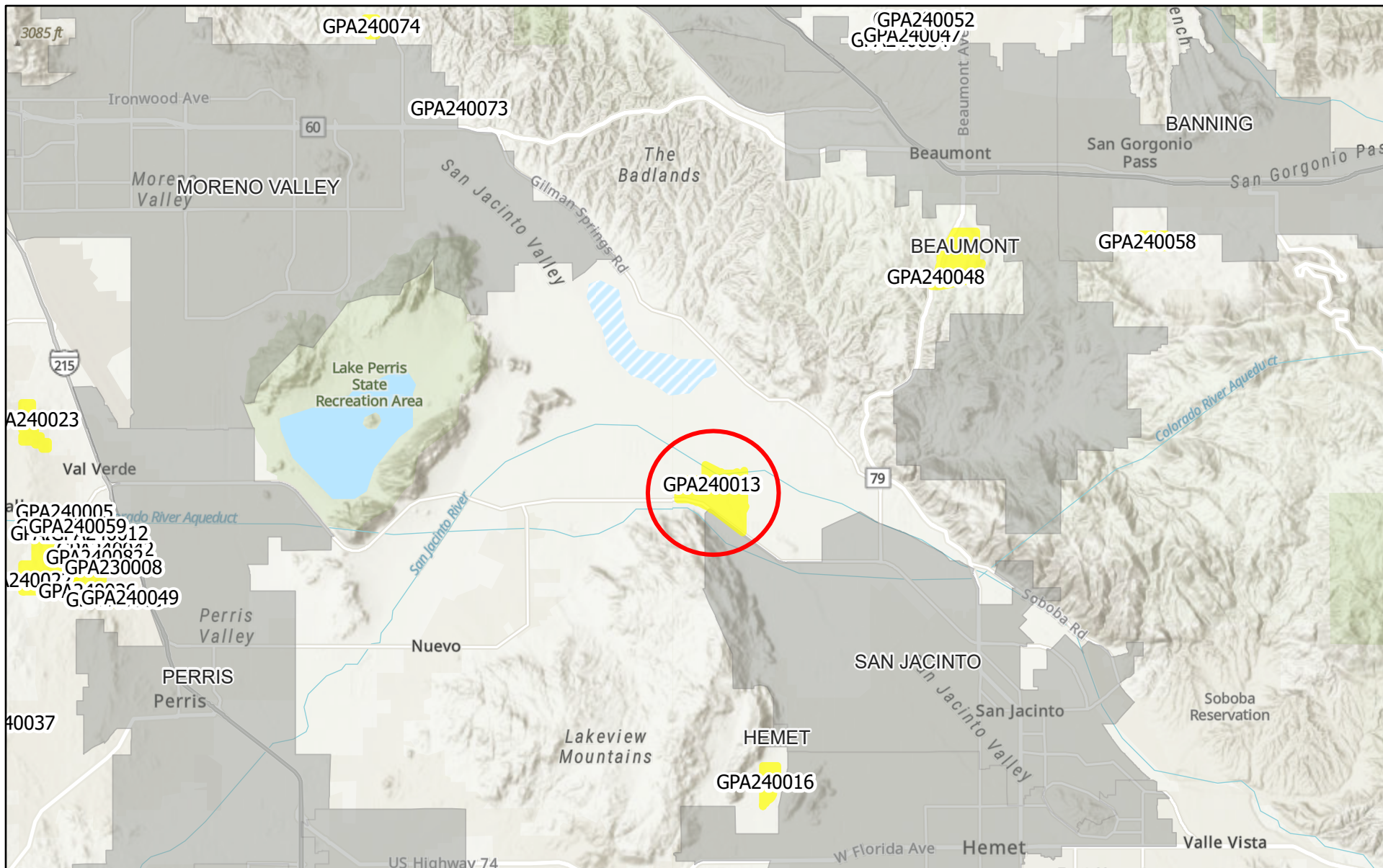


Zoning Area/District: HEMET-SAN JACINTO

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

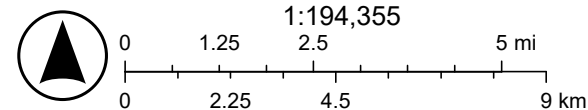


11/19/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



Esri, NASA, NGA, USGS, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240013

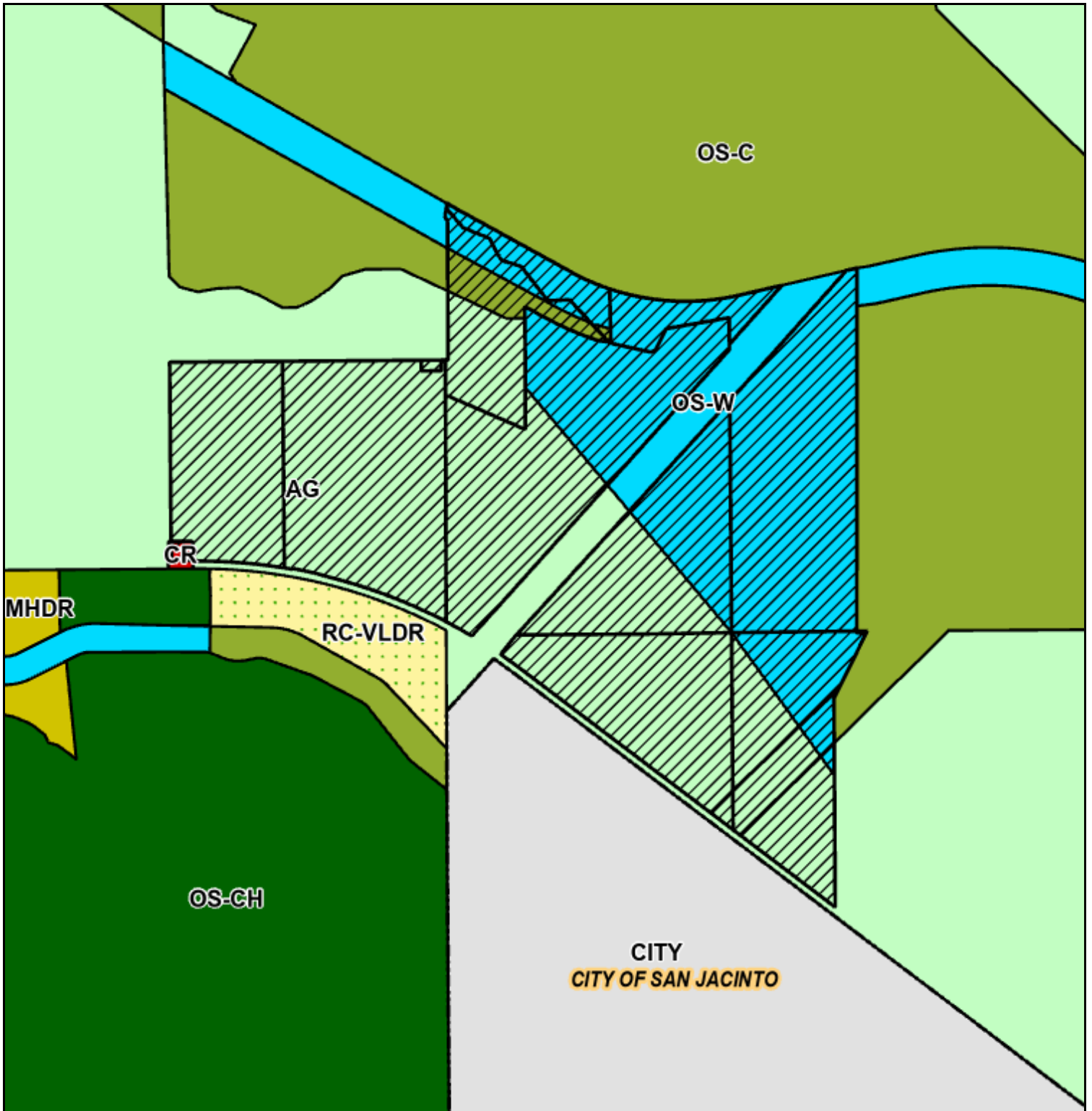
LAND USE

Supervisor: YXSTIAN GUTIERREZ

District: 5

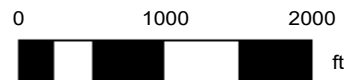
Date: 8-20-2024

Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

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

GPA240013

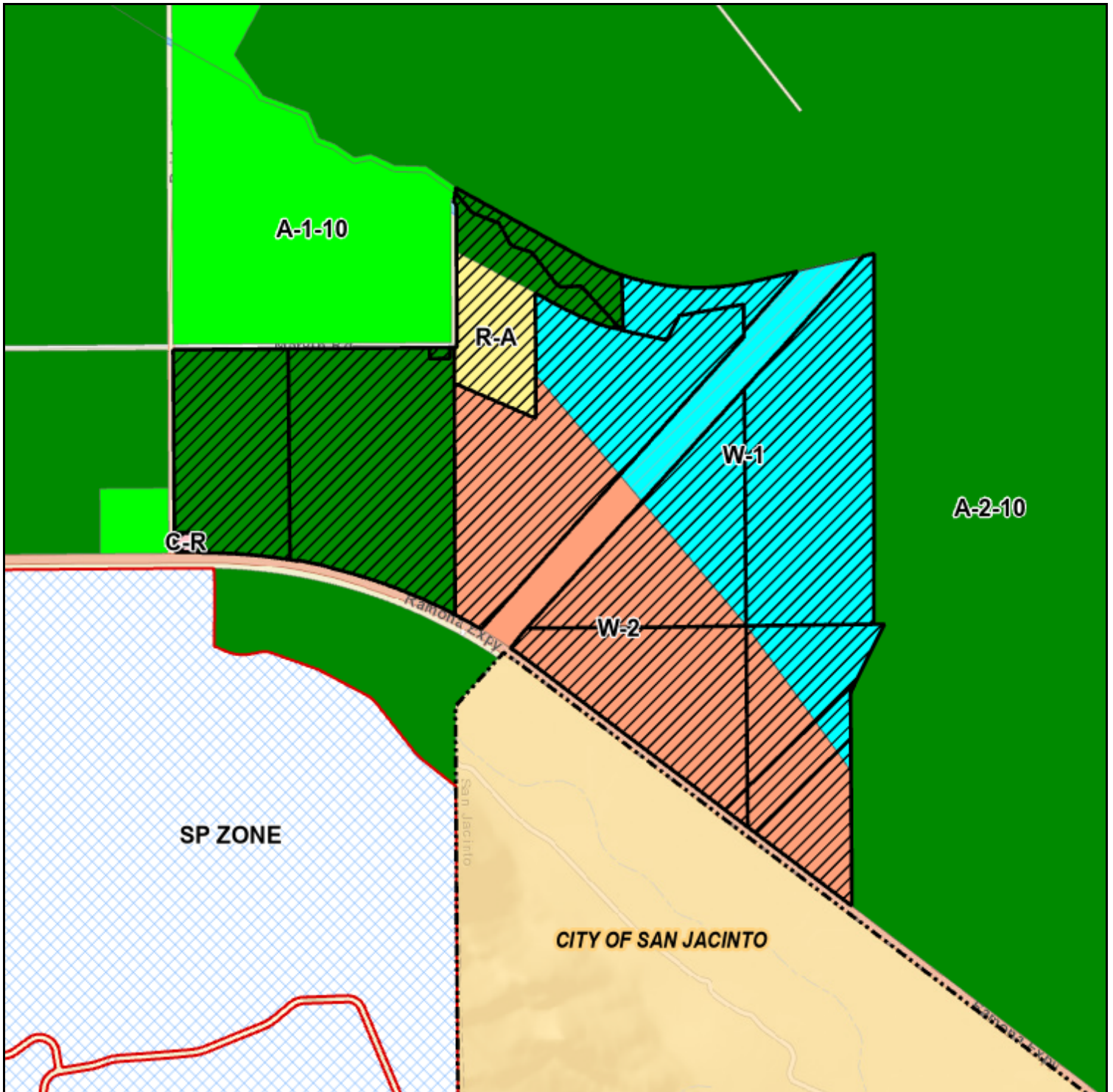
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

District: 5

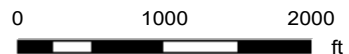
Date: 8-20-2024

Exhibit: 2



Zoning Area/District: HEMET-SAN JACINTO

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

*John E Hildebrand
Planning Director*

PROPERTY OWNERS' CERTIFICATION

APN: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, & 425-090-007, -009, and -025

I, Victoria Gomez, certify that on 11.21.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1800 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Victoria Gomez

SIGNATURE: Victoria Gomez

TITLE: Assistant Planner

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

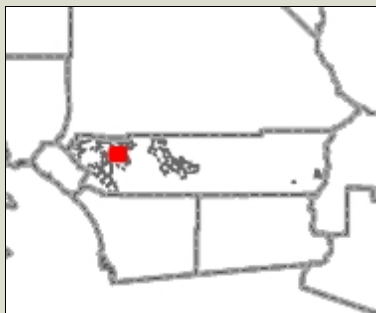
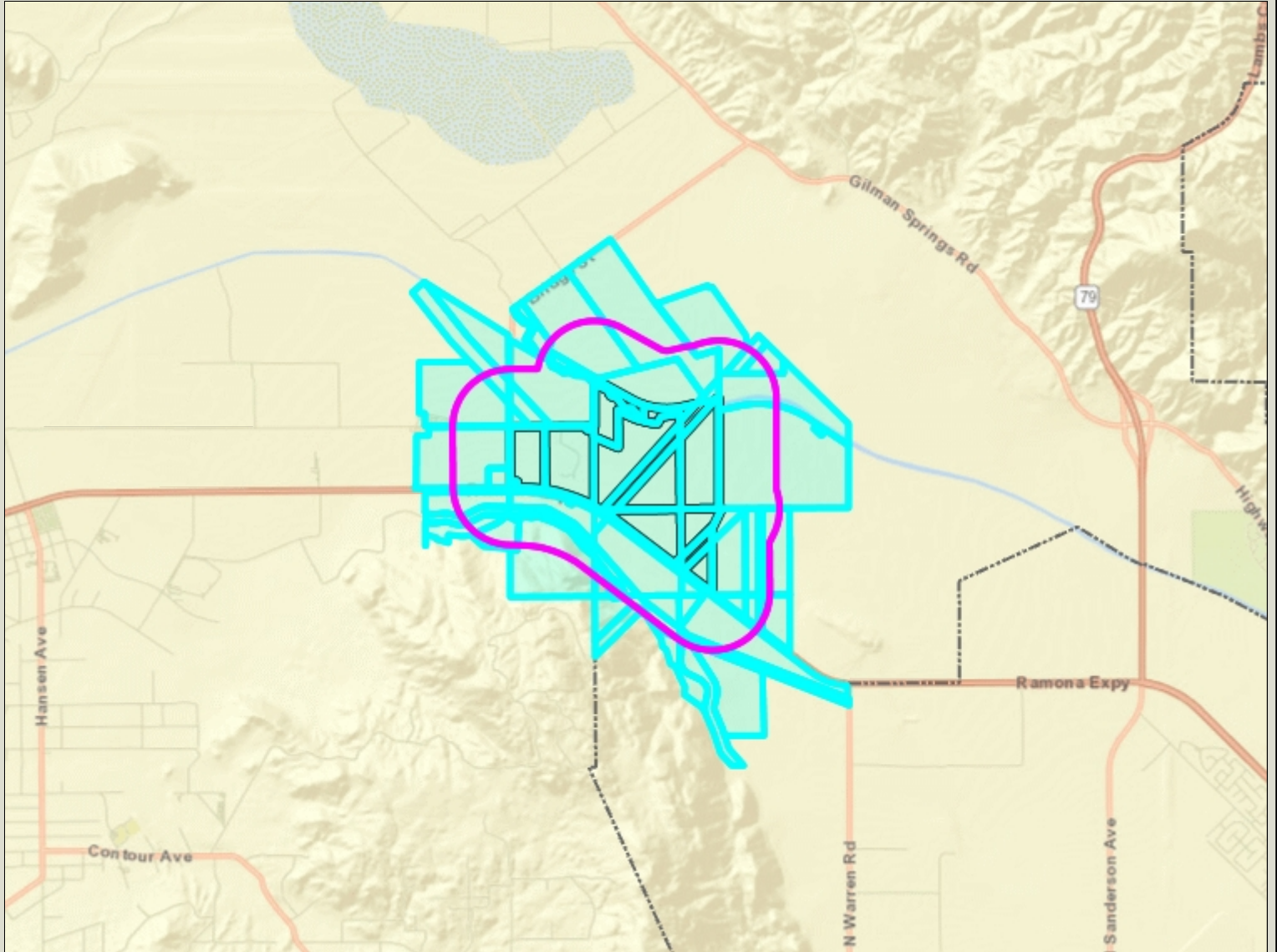
PHONE: 951-955-9549

EMAIL: vicgomez@rivco.org

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

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

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 6,019 12,037 Feet

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

REPORT PRINTED ON... 11/20/2024 2:24:30 PM

© Riverside County RCIT

425050010
MARVO RANCH
P O BOX 829
LAKEVIEW CA 92567

425050023
HARADA GEORGE & YOSHIKO TRUST
DTD 11/10/89
PO BOX 6317
NORCO CA 92860

425060001
LOYOLA PROP
12474 CENTRAL AVE STE B
CHINO CA 91710

425060003
DEPT OF FISH & GAME WILDLIFE
CONSERVATION
1807 13TH ST STE 103
SACRAMENTO CA 95814

425060004
FORMAN FARMS
19622 LORNE ST
RESEDA CA 91335

425060005
FORMAN FARMS
PO BOX 847
CARLSBAD CA 92018

425070002
LAKEVIEW PROP
11292 WESTERN AVE
STANTON CA 90680

425070014
PIETERSMA RONALD & KRISTINE
FAMILY TRUST DTD 2/15/92 RESTATED
PO BOX 2500
CHINO CA 91708

425070019
AMANJIT KAUR
10156 LIVE OAK AVE
FONTANA CA 92335

425070020
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

425070028
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

425080018
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

425080033
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

425080071
NUEVO DEVELOPMENT CO
P O BOX 670
UPLAND CA 91785

425090003
GH DAIRY
6939 SCHAEFER AVE STE D BOX 301
CHINO CA 91710

425090017
HOLLANDIA FARMS NORTH INC
35600 RAMONA EXPY
SAN JACINTO CA 92582

425100003
WESTERN RIVERSIDE CO REGIONAL
CONS AUTH
3133 MISSION INN AVE
RIVERSIDE CA 92507

425100005
BOERSMA-FOX JULIE ANN SEPARATE
BUSINESS TRUST DTD 1/12/22
PO BOX 310
WINCHESTER CA 92596

425100014
MWD
P O BOX 54153
LOS ANGELES CA 90054

425120012
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

425200004
GH DAIRY
6939 SCHAEFER STE D BOX 301
CHINO CA 91710

425200017
GH DAIRY
6939 SCHAEFER AVE STE D PMB 301
CHINO CA 91710

425200018
HOLLANDIA FARMS NORTH INC
35600 RAMONA EXPY
SAN JACINTO CA 92582

425200024
H V PROP
1730 HELLMAN AVE
CORONA CA 92880

425220011
SMILAX & EANG
2916 MANAGUA PL
CARLSBAD CA 92009

1.0 Introduction

The Project Applicant, Pastime Lakes Holdings, LLC, is seeking a Foundation General Plan Amendment within the northwestern portion of Riverside County in the San Jacinto Valley Area Plan.

2.0 Project Location

The 492-gross-acre “Project site” for the Foundation Change encompasses Assessor’s Parcel Numbers (APNs) 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009, -025. The site is located north of Ramona Expressway (regional access), east of Bridge Street (local access), west of Pico Road (local access), and south of the San Jacinto River.

Figure 1- Aerial View



3.0 Existing Conditions

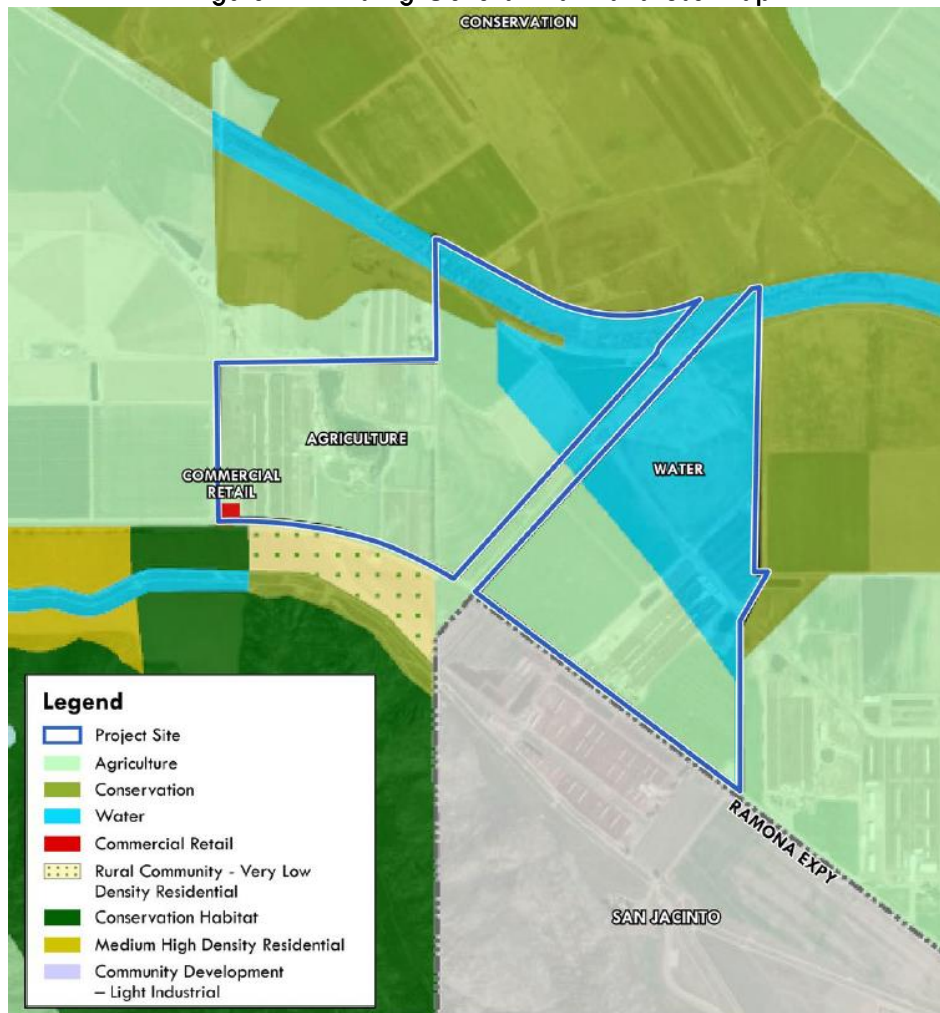
The existing condition of the site includes vacant, undeveloped land, and dairy farms within the San Jacinto Valley Area Plan of the County of Riverside. The southwestern portion of the site is occupied by Pastime Dairy Farms. Existing overhead electrical transmission lines on property owned by S.C.E. bisect the site in two locations from the northeastern boundary to the southern boundary.

4.0 Existing General Plan Land Use

As shown on Figure 2 the San Jacinto Area Plan designates AG (Agriculture), CD-CR (Community Development – Commercial Retail), OS-C and OS-W (Open Space – Conservation, and Open Space – Water).

The San Jacinto Valley Area Plan states that the agriculture land use designation has been established to help conserve productive agricultural lands within the county. Additionally, a portion of the site is encompassed by the San Jacinto River Policy Area which includes 100-year floodplains, seismic zones, and slopes.

Figure 2 – Existing General Plan Land Use Map

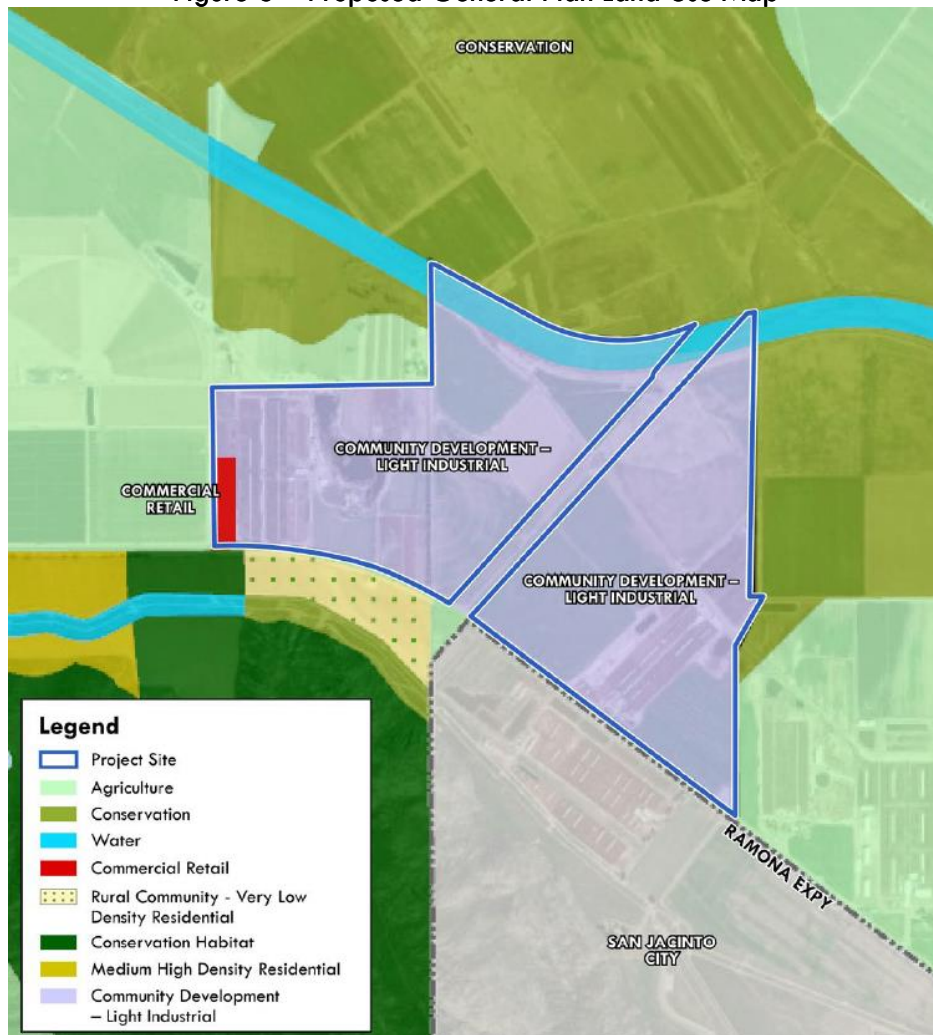


5.0 Proposed General Plan Land Use

As shown on Figure 3 the Project Applicant is seeking to re-designate via a Foundation General Plan Amendment (Foundation GPA) the majority of the Project site to “Community Development – Light Industrial (CD-LI)” land use and to expand the “Community Development – Commercial Retail (CD-CR)” land use at the northeast corner of Ramona Expressway and Bridge Street. While the northeast parcel that bisects the site is owned by the S.C.E., it is recommended that the parcel is included in the Foundation Amendment to provide for a consistent land use pattern. In the future, the project applicant intends to work with Southern California Edison to obtain easements for use and access of the parcels.

The proposed expansion of the Community Development – Commercial Retail land use designation to approximately 6-acres at the northeast corner of Ramona Expressway and Bridge Street allows for local and regional serving retail and services uses, with building intensities ranging from 0.2 to 0.35 FAR. The remainder of the site is proposed to be Community Development – Light Industrial land use designation allows for a variety of industrial and related uses, including warehousing, distribution centers, business park uses, assembly and light manufacturing, repair and other service facilities, , and supporting retail uses, with building intensities ranging from 0.25 to 0.6 Floor Area Ratio (FAR). The areas of the San Jacinto River along the north property border will remain as Open Space – Conservation, and Open Space – Water.

Figure 3 – Proposed General Plan Land Use Map



6.0 Existing Surrounding Land Uses

North – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

South – Open Space – Conservation Habitat (OP-CH), Rural Community – Very Low Density Residential (RC-VLDR), Agriculture (AG), and City of San Jacinto: Mixed Use (MU) and Business Park (BP)

East – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

West – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

7.0 Justification

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

The proposed Foundation GPA from AG, OS-C, and OS-W to CD-LI and CD-CR will capitalize on the site's proximity to Ramona Expressway/Mid County Parkway, make productive use of land that has been undeveloped through multiple market growth cycles, and keep up with changes in the local and global economy. The following provides further justification for the proposed land use changes.

New Conditions

An important consideration of proposed Foundation GPA's is any change to the existing conditions on or around a property that is requesting a Foundation GPA. Since the last Foundation GPA cycle in 2016, the County has approved improvements along Ramona expressway and the global pandemic occurred spurring the growth of e-commerce and changing the way people live and work.

The Foundation General Plan Amendment will allow for currently underutilized property to become an economically viable retail/service center and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The RCIP Vision is intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants."

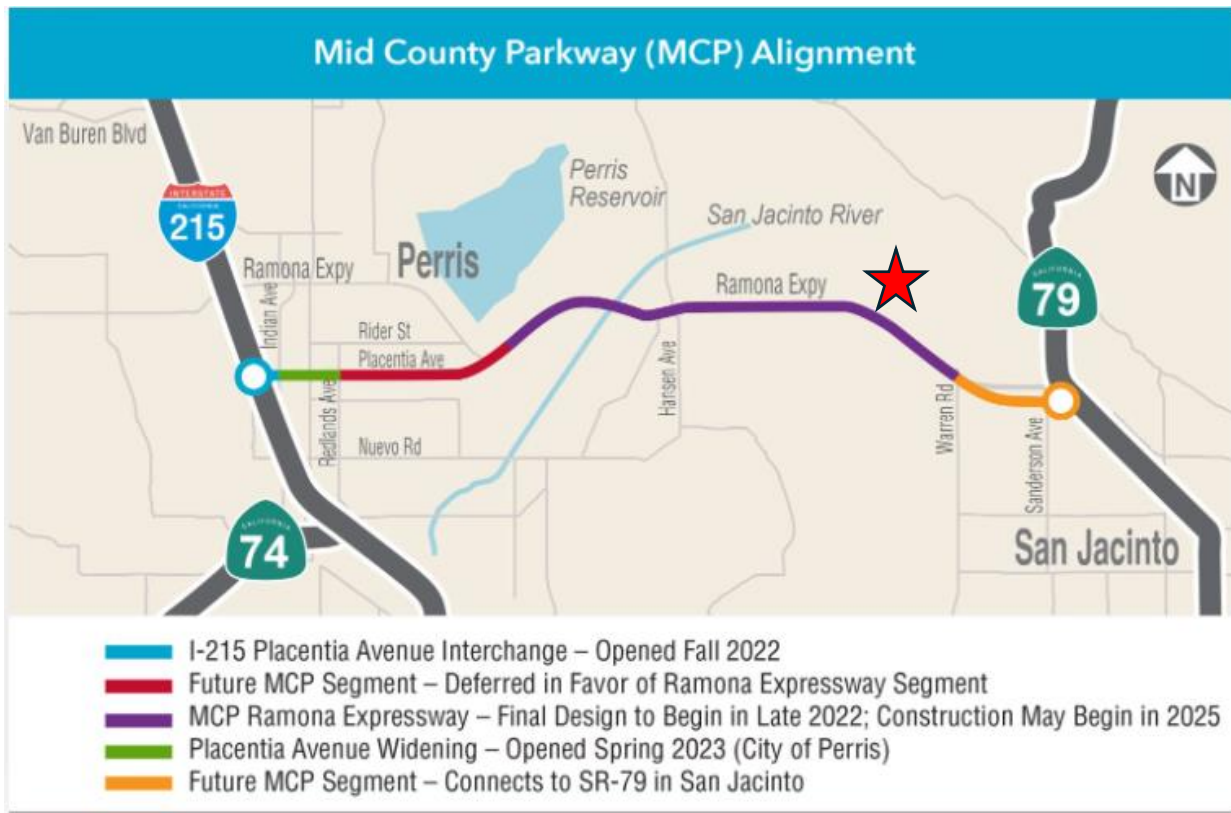
The Project Applicant is seeking the Foundation Amendment to increase the acreage of Commercial Retail on the site to 6-acres. The intent is to provide a locally serving retail destination for the community that would allow for a variety of retail and services uses such as coffee shops, restaurants, a food-hall, gastropubs, fast food establishments, service business and complemented with outdoor seating and landscaping. The proposed adjacent industrial and business park uses would help support these retail establishments. The industrial and business park land uses will bring employment opportunities to the area and County.

In addition, the Project site is along Ramona Expressway and is approximately 4.5 miles from State Route 79 (SR-79) via Ramona Expressway. Ramona Expressway also known as the Mid County Parkway which is a 16 mile east-west transportation corridor that connects the San Jacinto and Perris areas. The Riverside County Transportation Commission along with the County of Riverside have been working on funding and

final construction drawings for an 8-mile segment of Ramona Expressway including the segment that directly abuts the Project site.

Future improvements anticipated by the County which according to the County’s website may begin in 2026 would include providing two lanes in each direction (currently one lane in each direction), adding a raised median to separate the eastbound and westbound lanes, building a new bridge over the San Jacinto River, modifying three intersections with traffic signals, install one new signalized intersection, and construct a wildlife crossing. These improvements will open up economic opportunities like development of the Project site with commercial, office, and industrial uses, reduce travel times, and expand access to employment for residents and businesses of Riverside County.

Figure 4 – Mid County Parkway Alignment



★ Project Site

Source: [Mid County Parkway Ramona Expressway](#)

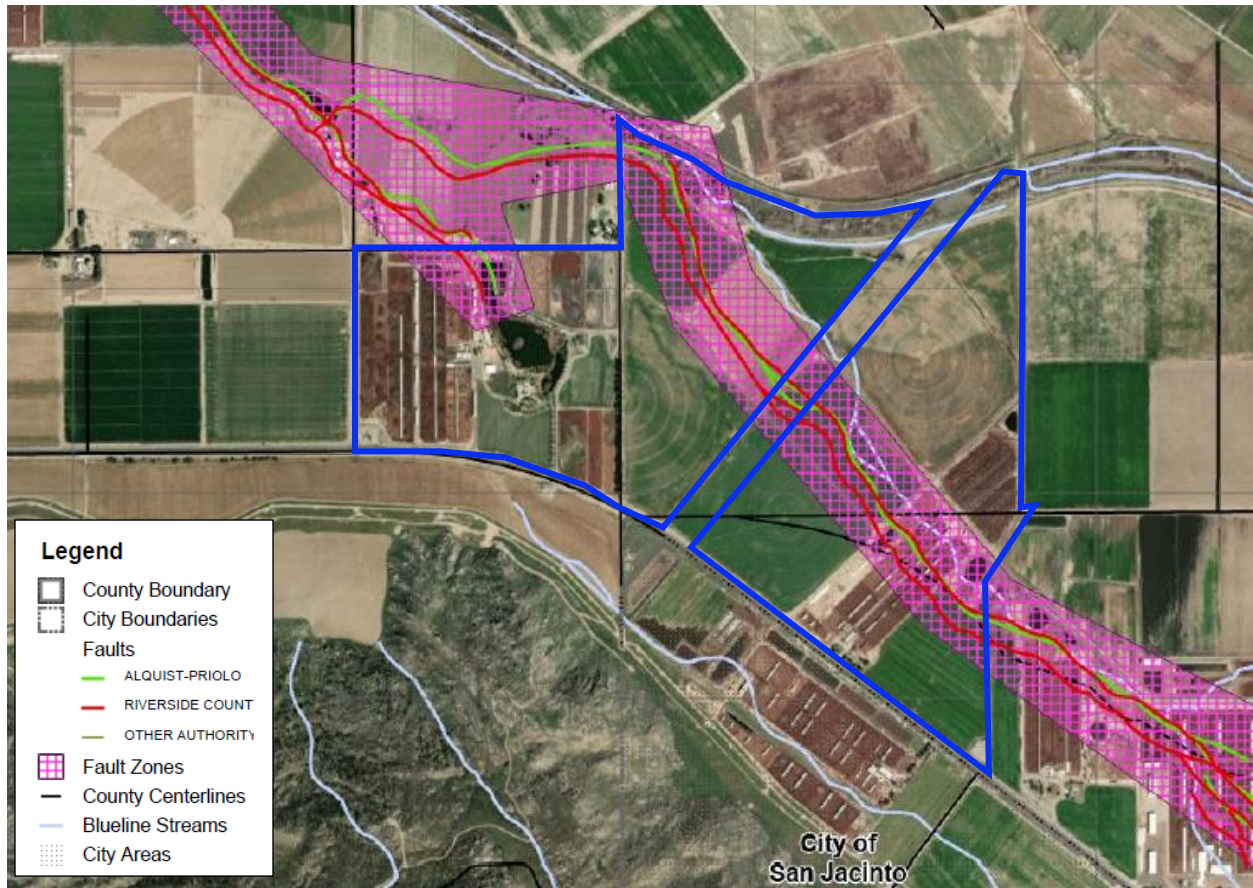
The Foundation change focuses on situating commercial and light industrial uses in close proximity to roadways and the highway circulation system. Historically, growth has been focused along major transportation corridors and the County General Plan recognizes in the RCIP Vision Statement that “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas (LU-55).”

Additionally, since the last General Plan Foundation cycle in 2016, there have been several changes in the global and local economy which were not previously planned for such as e-commerce and the COVID-19 pandemic which changed the way people live and work and places a greater emphasis for the need to improve the goods movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region for which this project is part of is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system. The SCAG region’s freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased. Additionally, changing the foundation would allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance.

Existing Circumstances

Two separate State of California Earthquake Fault Zones (i.e., Alquist-Priolo or AP Zone) are located on site, encompassing the mapped locations of the Casa Loma Fault of the San Jacinto Fault Zone covering approximately 120 acres of the Project site (currently non-buildable space in this zone, no buildings). See Figure 5. In general, the fault traces on the Project Site, specifically the Casa Loma Fault, are part of the large major fault system called the San Jacinto Fault Zone (SJFZ). The SJFZ is called one of the “most seismically active fault zones in California” with movement in the left lateral sense that mimics the nearby San Andreas Fault Zone. Therefore, the future land uses on the site would be better suited for commercial and industrial uses rather than a residential community as commercial and industrial uses tend to be unoccupied on the weekend and at night.

Figure 5 – Earthquake Fault Zones



Source: [County of Riverside GIS](#)

Additionally, the area generally north of the fault zone to the San Jacinto River channel is within the San Jacinto River floodplain. A portion of this site is located in the 100-year Zone A flood plain limits as delineated on Panel No. 06065C 1460H of the Flood Insurance Rate Maps dated August 18, 2014, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District processed LOMR 21-09 1682P (effective 11/9/2022) to revise a portion of the San Jacinto River Floodplain in this area based on detailed topographic data and improved hydraulic analysis software that was not available when the floodplain was originally mapped. The revised floodplain changed such that a portion of the site is now in a Zone AE floodplain, with slightly wider limits than the previous floodplain. Again, due to existing site conditions and circumstances the future land uses on the site would be better suited for commercial and industrial uses versus residential land uses.

The Project Applicant is currently working with the Riverside County Flood Control & Water Conservation District to analyze the developable land on the subject site. It is anticipated that in the future the areas south of the San Jacinto River channel may be utilized for supportive parking, outdoor storage, solar energy systems, and/or electrical vehicle charging and that the buildings/structures would be sited closer to Ramona Expressway out of the floodplain and fault zone.

- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County’s standards and requirements.

The change in land use will also support several of Riverside County’s General Plan element policies.

Land Use Element

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (Al 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map
- c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
- d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.
- e. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The site is located at the east corner of Ramona Expressway and Bridge Street. Ramona Expressway is classified as an “Expressway (220’ ROW),” and Bridge Street along the Project site’s western boundary is classified as “Collector (74’ ROW)” roadway. Ramona Expressway is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. The Riverside County Transportation Department is designing the Mid County Parkway Ramona Expressway Project which plans to provide transit facilities along Ramona Expressway that will support Metrolink’s 91/Perris Valley Line and Riverside Transit Agency (RTA) routes. The planned bus routes will be along Ramona Expressway which would be available for employees to utilize.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

As discussed above, the site is located at the east corner of Ramona Expressway and Bridge Street. Ramona Expressway is classified as an “Expressway (220’ ROW),” and Bridge Street along the Project site’s western boundary is classified as “Collector (74’ ROW)” roadway. Ramona Expressway is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. The Riverside County Transportation Department is designing the Mid County Parkway Ramona Expressway Project which plans to provide transit facilities along Ramona Expressway that will support Metrolink’s 91/Perris Valley Line and Riverside Transit Agency (RTA) routes. The planned bus routes will be along Ramona Expressway which would be available for employees to utilize.

Circulation Element

C 23.8 Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)

The County of Riverside’s General Plan does not provide designated truck routes. Trucks are prohibited on certain County roadways through the Municipal Code through weight restrictions. For any future development truck circulation related to residential uses will be taken into consideration to determine the best route for trucks.

Noise Element

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

It is anticipated that any future projects shall include setbacks, landscaping and walls as necessary to protect noise sensitive land uses from high levels of noise and would conduct a project specific Noise Impact Analysis and implement any recommended mitigation measures.

Healthy Communities Element

HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

Any future project would include a project specific Environmental Impact Report in compliance with the California Environmental Quality Act to analysis noise, land traffic, and greenhouse gas emissions.

Sources:

[Riverside County General Plan \(2021\)](#)

[Industrial Warehousing in the SCAG Region \(2018\)](#)

[RCTC Mid County Parkway Ramona Expressway Project Status \(2023\)](#)



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT**

Agenda Item No.

4.2

(ID # 26944)

MEETING DATE:

Monday, February 10, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240013 (GPA240013) Foundation Component – Applicant: Jason Lee c/o Pastime Lakes Holdings, LLC – Engineer / Representative: Selena Kelaher c/o to EDP Solutions, Inc. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Agriculture (AG), Open Space (OS), & Community Development (CD) - Proposed: Community Development (CD) – Location: north of Ramona Fwy, east of Bridge St, south of Bridge St, and west of N Sanderson Ave – 492 Gross Acres – Existing Zoning: A-2-10 (Heavy Agriculture), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed & Conservation Area), & W-2 (Controlled Development) – Existing Land Use: Agriculture (AG: AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240013 to change the General Plan Foundation Component of fifteen (15) parcels from Agriculture, Open Space, & Community Development: Agriculture, Water, Conservation, & Commercial Retail (AG:AG, OS:W, OS:C, & CD:CR) to Community Development: Light Industrial & Commercial Retail (CD:LI & CD:CR). 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 GPA240013 is initiated by the Board of Supervisors. – APN: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, 425-090-007, -009, and -025 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

PROPOSED PROJECT

Case Number(s):	GPA240013
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Hemet-San Jacinto District
Supervisorial District:	Fifth District
Project Planner:	Victoria Gomez
Project APN(s):	425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015,- 017, -024, -25, -026, 425-090- 007, -009, and -025
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 2/3/2025

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Agriculture (AG), Open Space (OS), & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG:AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR) to Light Industrial (CD:LI) & Commercial Retail (CD:CR), on fifteen parcels, totaling 492 gross acres.

The fifteen parcels are located south of Bridge St, north of Ramona Fwy, east of Bridge St, and generally west of N Sanderson Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240013 (GPA240013).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG), Open Space (OS), & Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG:AG), Water (OS:W), Conservation (OS:C) & Commercial Retail (CD:CR)
Proposed General Plan Land Use Designation:	Light Industrial (CD:LI) & Commercial Retail (CD:CR)
Policy / Overlay Area:	San Jacinto River Policy
Surrounding General Plan Land Uses	
North:	Conservation (OS:C) & Agriculture (AG:AG)
East:	Conservation (OS:C) & Agriculture (AG:AG)
South:	Agriculture (AG:AG), Very Low Residential (RC:VLDR), Commercial Retail (CD:CR), &

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

	Conservation Habitat (OS:CH)
West:	Agriculture (AG:AG) & Conservation (OS:C)
Existing Zoning Classification:	A-2-10 (Heavy Agriculture, 20-acre minimum), C-R (Commercial Retail), R-A (Residential Agriculture), W-1 (Watercourse, Watershed and Conservation Area), & W-2 (Controlled Development)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-10 (Light Agriculture, 10-acre minimum) & A-2-10 (Heavy Agriculture, 20-acre minimum)
East:	A-2-10 (Heavy Agriculture, 20-acre minimum)
South:	A-2-10 (Heavy Agriculture, 20-acre minimum) & SP Zone (Specific Plan)
West:	A-1-10 (Light Agriculture, 10-acre minimum) & A-2-10 (Heavy Agriculture, 20-acre minimum)
Existing Use:	Cattle Farm Agriculture Single Family Dwellings
Surrounding Uses	
North:	Agriculture Single Family Dwellings
South:	Agriculture Cattle Farm
East:	Cattle Farm Vacant
West:	Agriculture Single Family Dwellings

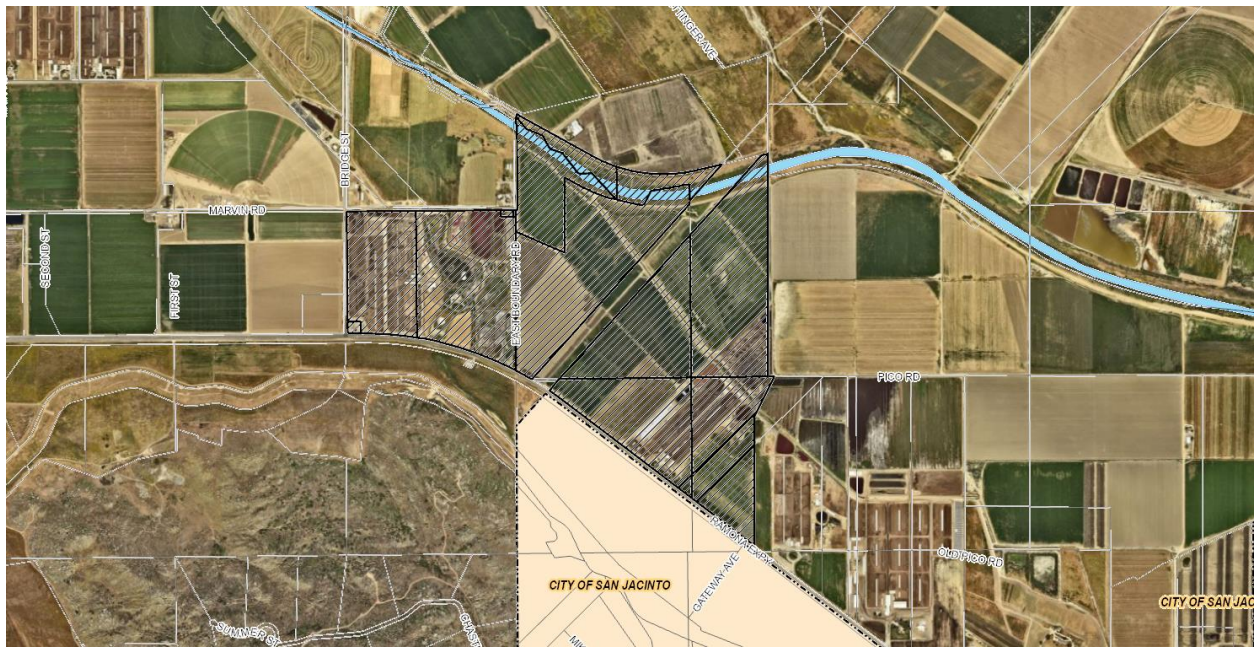
Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146 & 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	Yes – San Jacinto No. 16 Map No. 541
Liquefaction Area:	Yes – Low Moderate
Subsidence Area:	Yes – Active
Fault Zone:	Yes – San Jacinto
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

WRCMSHCP Criteria Cell:	Yes – 0 2166 2167 2168 2261 2358
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community	Yes – Nuview/Romoland

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 (GPA240013) 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

Applicant Proposal

FC- GPA240013 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agricultural (AG: AG), Open Space: Water (OS-W), Open Space: Conservation (OS-C), and Community Development: Commercial Retail (CD: CR), to Community Development: Light Industrial (CD: LI), to allow for development of a retail service area. The parcels are located in the San Jacinto River policy area / overlay.

If FC- GPA240013 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a retail area allowing for a variety of uses such as coffee shops, restaurants, a food-hall, gastropubs, fast food establishments, service business and with outdoor seating and landscaping.

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 two proposed land use designations are Light Industrial (CD: LI) and Commercial Retail (CD: CR). The Light Industrial (CD: LI) Land Use Designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. 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 1800 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.

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240013

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

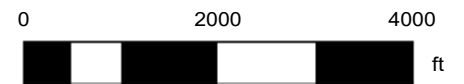
District: 5

Date: 8-20-2024

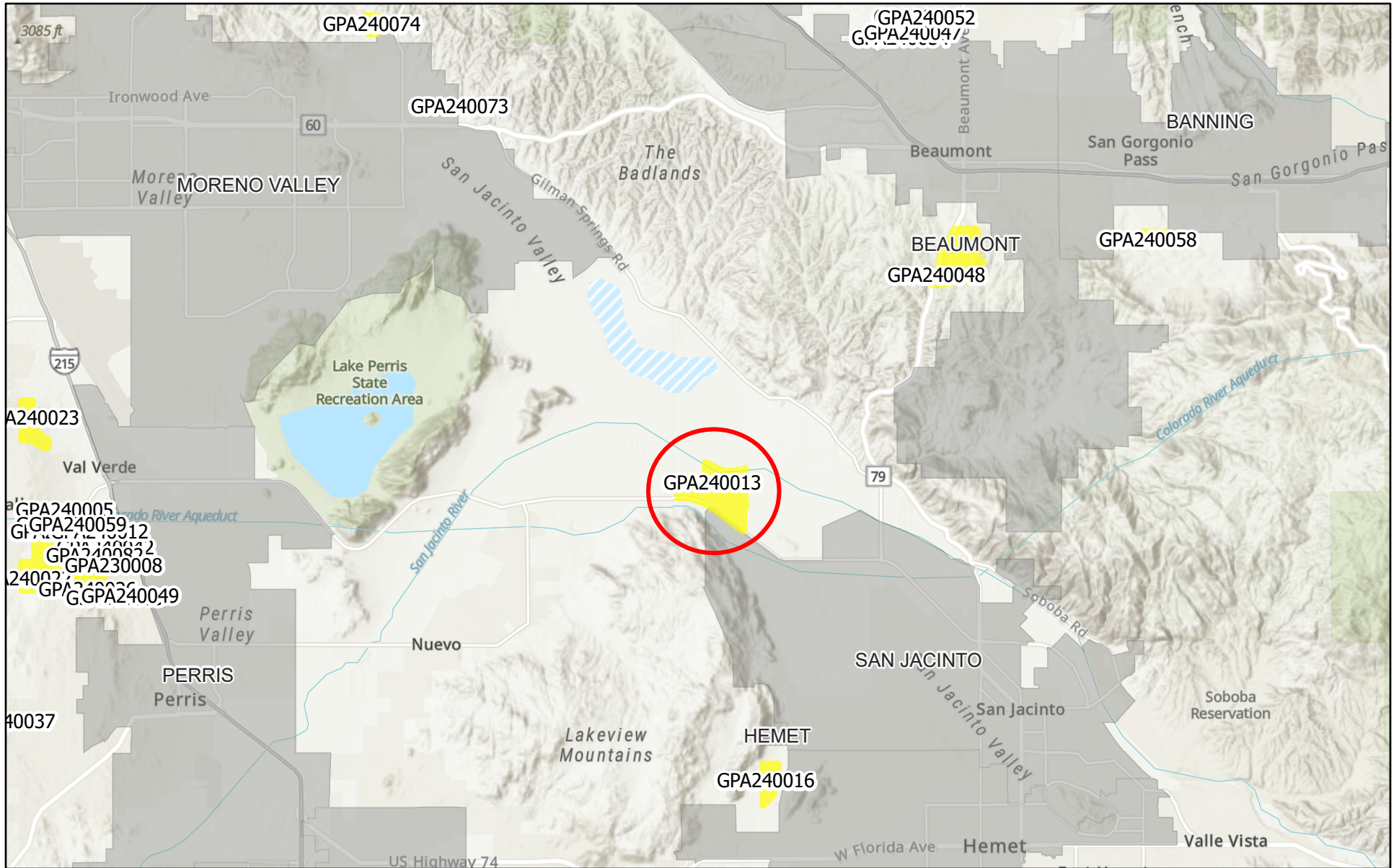


Zoning Area/District: HEMET-SAN JACINTO



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>



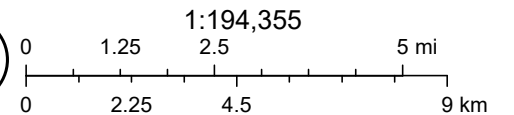
FGPA Status Map



11/19/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



Esri, NASA, NGA, USGS, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240013

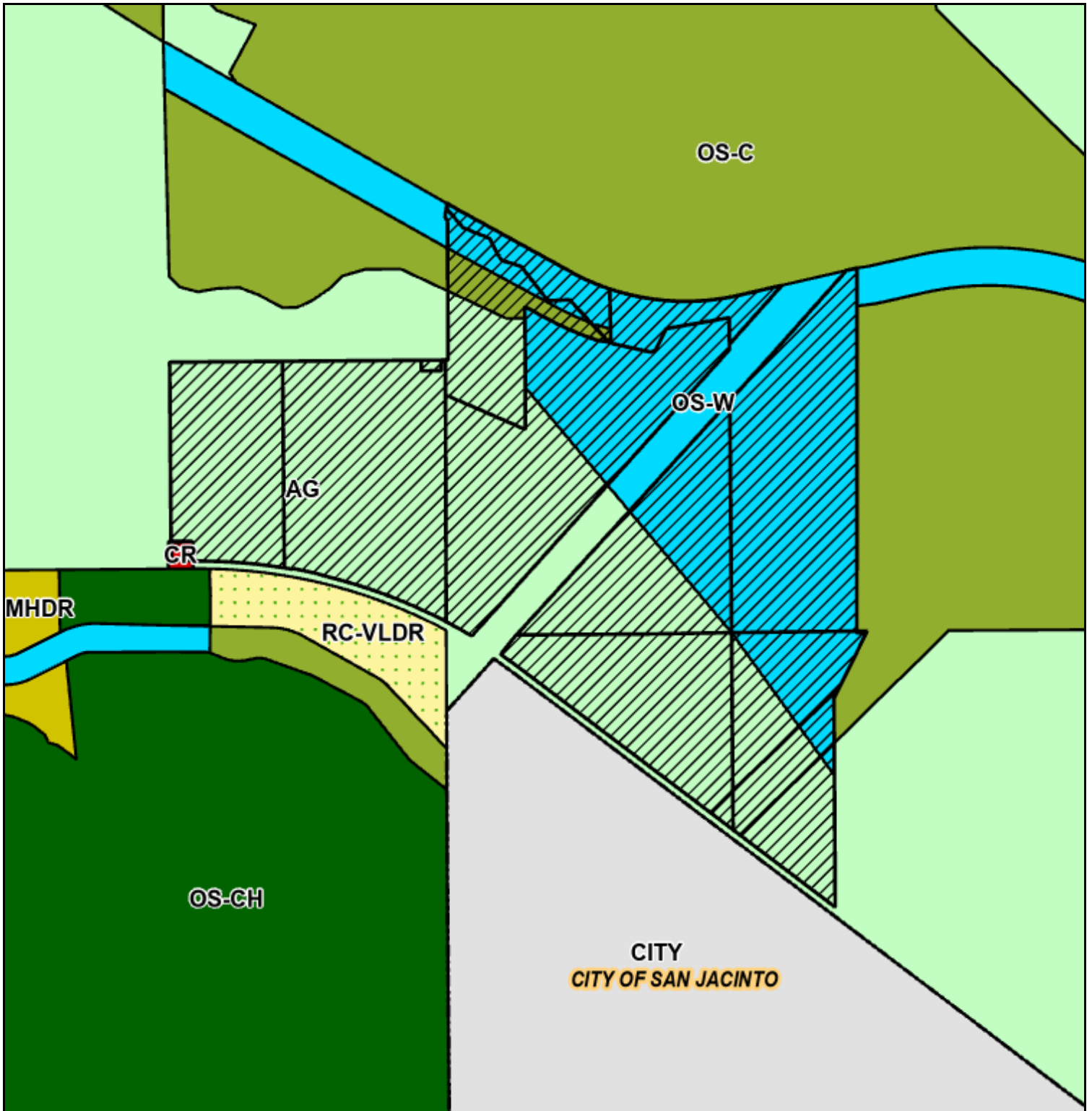
LAND USE

Supervisor: YXSTIAN GUTIERREZ

District: 5

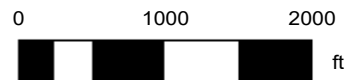
Date: 8-20-2024

Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

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

GPA240013

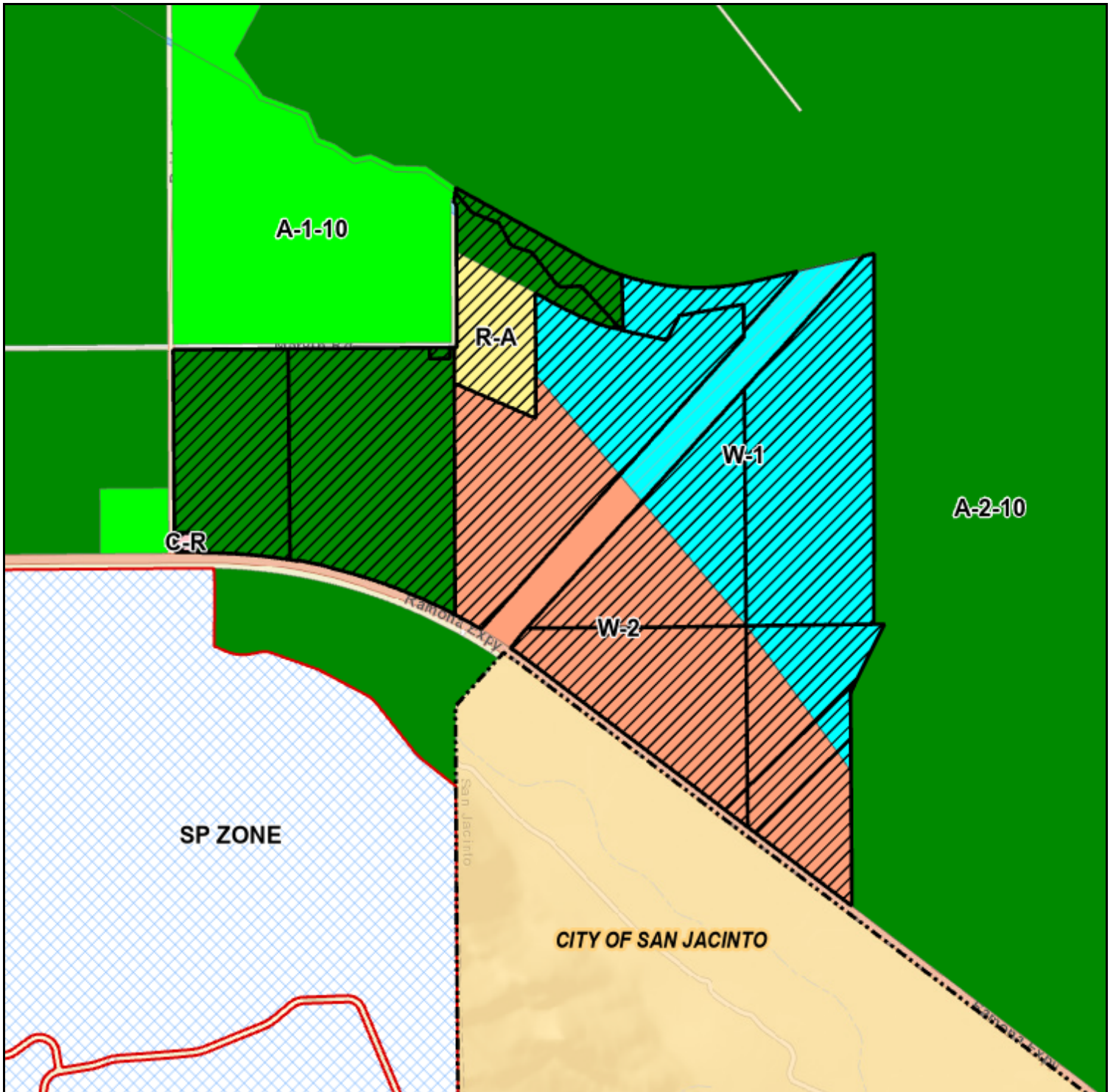
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

District: 5

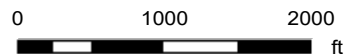
Date: 8-20-2024

Exhibit: 2



Zoning Area/District: HEMET-SAN JACINTO

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

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION

APN: 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -25, -026, & 425-090-007, -009, and -025

I, Victoria Gomez, certify that on 11.21.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1800 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Victoria Gomez

SIGNATURE: Victoria Gomez

TITLE: Assistant Planner

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

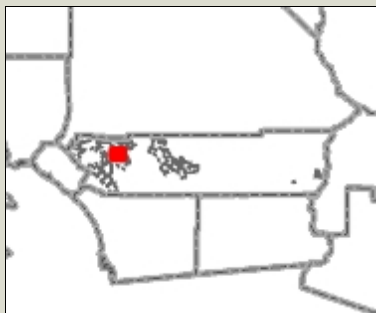
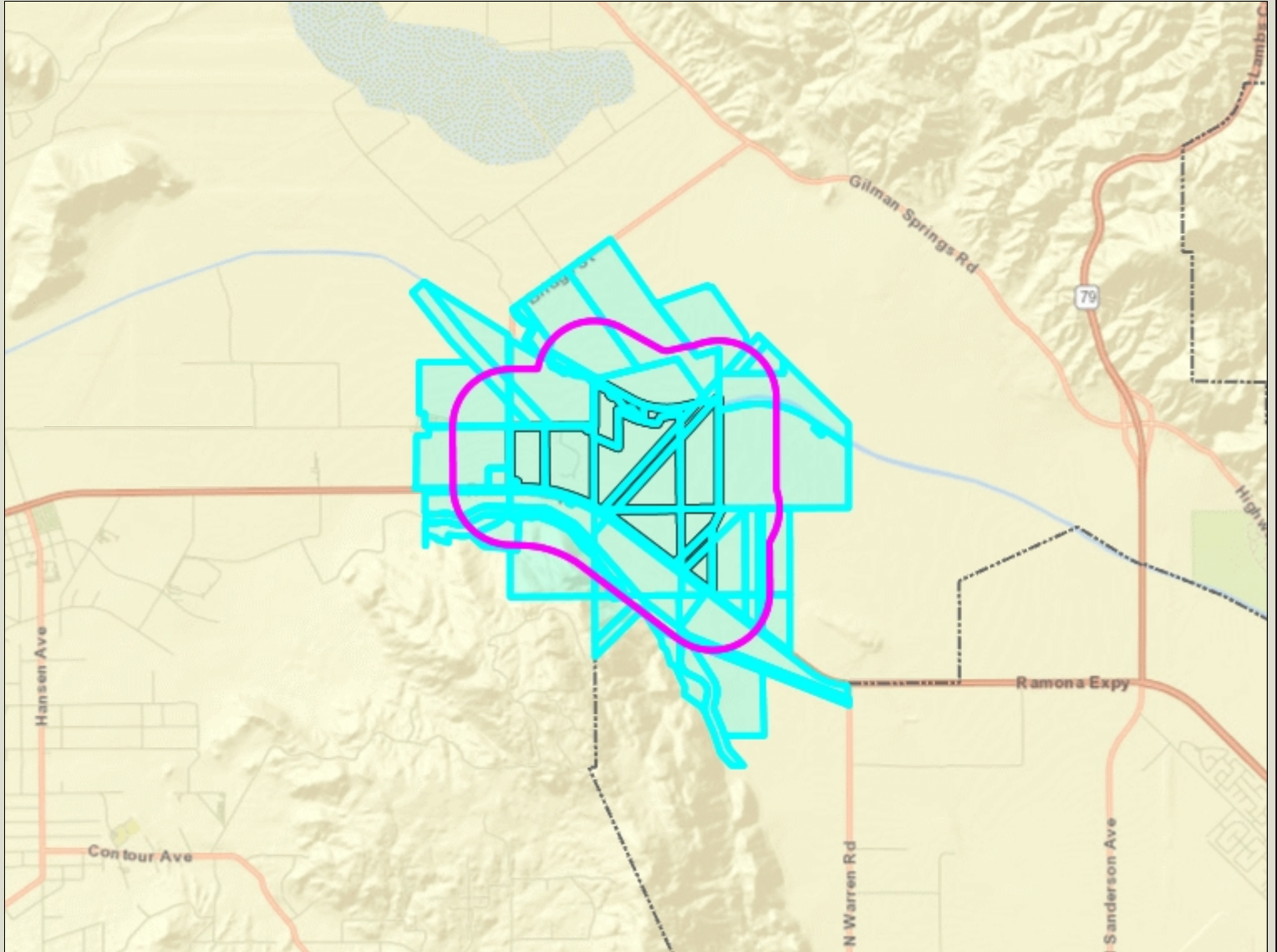
PHONE: 951-955-9549

EMAIL: vicgomez@rivco.org




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

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

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 6,019 12,037 Feet

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

REPORT PRINTED ON... 11/20/2024 2:24:30 PM

© Riverside County RCIT

425050010
MARVO RANCH
P O BOX 829
LAKEVIEW CA 92567

425050023
HARADA GEORGE & YOSHIKO TRUST
DTD 11/10/89
PO BOX 6317
NORCO CA 92860

425060001
LOYOLA PROP
12474 CENTRAL AVE STE B
CHINO CA 91710

425060003
DEPT OF FISH & GAME WILDLIFE
CONSERVATION
1807 13TH ST STE 103
SACRAMENTO CA 95814

425060004
FORMAN FARMS
19622 LORNE ST
RESEDA CA 91335

425060005
FORMAN FARMS
PO BOX 847
CARLSBAD CA 92018

425070002
LAKEVIEW PROP
11292 WESTERN AVE
STANTON CA 90680

425070014
PIETERSMA RONALD & KRISTINE
FAMILY TRUST DTD 2/15/92 RESTATED
PO BOX 2500
CHINO CA 91708

425070019
AMANJIT KAUR
10156 LIVE OAK AVE
FONTANA CA 92335

425070020
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

425070028
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

425080018
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXY
SAN JACINTO CA 92582

425080033
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

425080071
NUEVO DEVELOPMENT CO
P O BOX 670
UPLAND CA 91785

425090003
GH DAIRY
6939 SCHAEFER AVE STE D BOX 301
CHINO CA 91710

425090017
HOLLANDIA FARMS NORTH INC
35600 RAMONA EXPY
SAN JACINTO CA 92582

425100003
WESTERN RIVERSIDE CO REGIONAL
CONS AUTH
3133 MISSION INN AVE
RIVERSIDE CA 92507

425100005
BOERSMA-FOX JULIE ANN SEPARATE
BUSINESS TRUST DTD 1/12/22
PO BOX 310
WINCHESTER CA 92596

425100014
MWD
P O BOX 54153
LOS ANGELES CA 90054

425120012
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

425200004
GH DAIRY
6939 SCHAEFER STE D BOX 301
CHINO CA 91710

425200017
GH DAIRY
6939 SCHAEFER AVE STE D PMB 301
CHINO CA 91710

425200018
HOLLANDIA FARMS NORTH INC
35600 RAMONA EXPY
SAN JACINTO CA 92582

425200024
H V PROP
1730 HELLMAN AVE
CORONA CA 92880

425220011
SMILAX & EANG
2916 MANAGUA PL
CARLSBAD CA 92009

1.0 Introduction

The Project Applicant, Pastime Lakes Holdings, LLC, is seeking a Foundation General Plan Amendment within the northwestern portion of Riverside County in the San Jacinto Valley Area Plan.

2.0 Project Location

The 492-gross-acre “Project site” for the Foundation Change encompasses Assessor’s Parcel Numbers (APNs) 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009, -025. The site is located north of Ramona Expressway (regional access), east of Bridge Street (local access), west of Pico Road (local access), and south of the San Jacinto River.

Figure 1- Aerial View



3.0 Existing Conditions

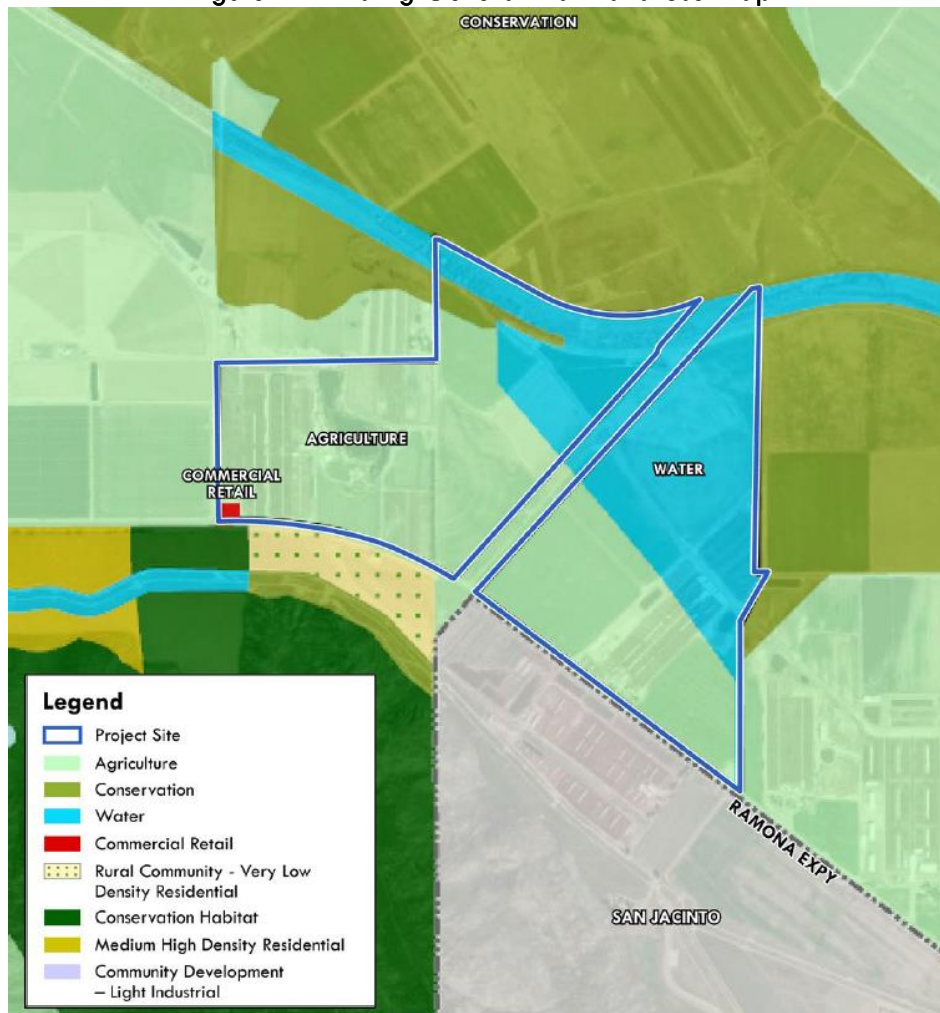
The existing condition of the site includes vacant, undeveloped land, and dairy farms within the San Jacinto Valley Area Plan of the County of Riverside. The southwestern portion of the site is occupied by Pastime Dairy Farms. Existing overhead electrical transmission lines on property owned by S.C.E. bisect the site in two locations from the northeastern boundary to the southern boundary.

4.0 Existing General Plan Land Use

As shown on Figure 2 the San Jacinto Area Plan designates AG (Agriculture), CD-CR (Community Development – Commercial Retail), OS-C and OS-W (Open Space – Conservation, and Open Space – Water).

The San Jacinto Valley Area Plan states that the agriculture land use designation has been established to help conserve productive agricultural lands within the county. Additionally, a portion of the site is encompassed by the San Jacinto River Policy Area which includes 100-year floodplains, seismic zones, and slopes.

Figure 2 – Existing General Plan Land Use Map

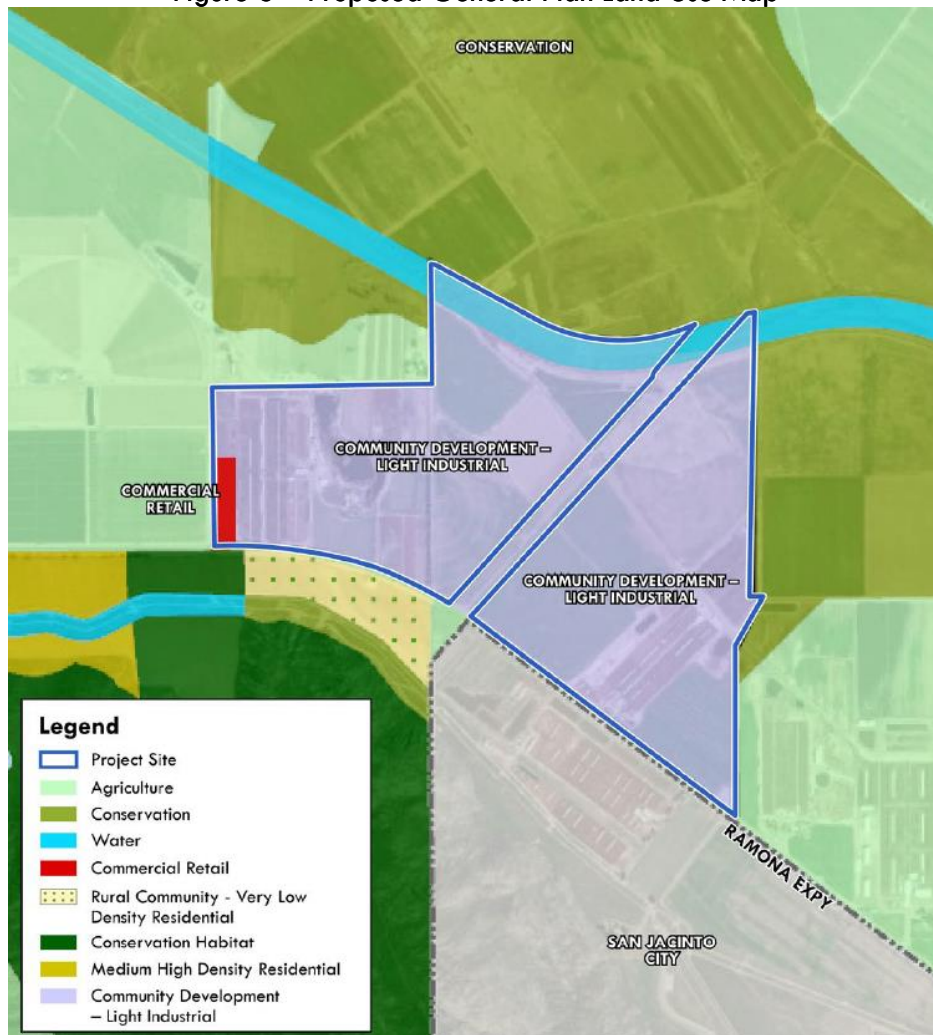


5.0 Proposed General Plan Land Use

As shown on Figure 3 the Project Applicant is seeking to re-designate via a Foundation General Plan Amendment (Foundation GPA) the majority of the Project site to “Community Development – Light Industrial (CD-LI)” land use and to expand the “Community Development – Commercial Retail (CD-CR)” land use at the northeast corner of Ramona Expressway and Bridge Street. While the northeast parcel that bisects the site is owned by the S.C.E., it is recommended that the parcel is included in the Foundation Amendment to provide for a consistent land use pattern. In the future, the project applicant intends to work with Southern California Edison to obtain easements for use and access of the parcels.

The proposed expansion of the Community Development – Commercial Retail land use designation to approximately 6-acres at the northeast corner of Ramona Expressway and Bridge Street allows for local and regional serving retail and services uses, with building intensities ranging from 0.2 to 0.35 FAR. The remainder of the site is proposed to be Community Development – Light Industrial land use designation allows for a variety of industrial and related uses, including warehousing, distribution centers, business park uses, assembly and light manufacturing, repair and other service facilities, , and supporting retail uses, with building intensities ranging from 0.25 to 0.6 Floor Area Ratio (FAR). The areas of the San Jacinto River along the north property border will remain as Open Space – Conservation, and Open Space – Water.

Figure 3 – Proposed General Plan Land Use Map



6.0 Existing Surrounding Land Uses

North – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

South – Open Space – Conservation Habitat (OP-CH), Rural Community – Very Low Density Residential (RC-VLDR), Agriculture (AG), and City of San Jacinto: Mixed Use (MU) and Business Park (BP)

East – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

West – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

7.0 Justification

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

The proposed Foundation GPA from AG, OS-C, and OS-W to CD-LI and CD-CR will capitalize on the site's proximity to Ramona Expressway/Mid County Parkway, make productive use of land that has been undeveloped through multiple market growth cycles, and keep up with changes in the local and global economy. The following provides further justification for the proposed land use changes.

New Conditions

An important consideration of proposed Foundation GPA's is any change to the existing conditions on or around a property that is requesting a Foundation GPA. Since the last Foundation GPA cycle in 2016, the County has approved improvements along Ramona expressway and the global pandemic occurred spurring the growth of e-commerce and changing the way people live and work.

The Foundation General Plan Amendment will allow for currently underutilized property to become an economically viable retail/service center and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The RCIP Vision is intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants."

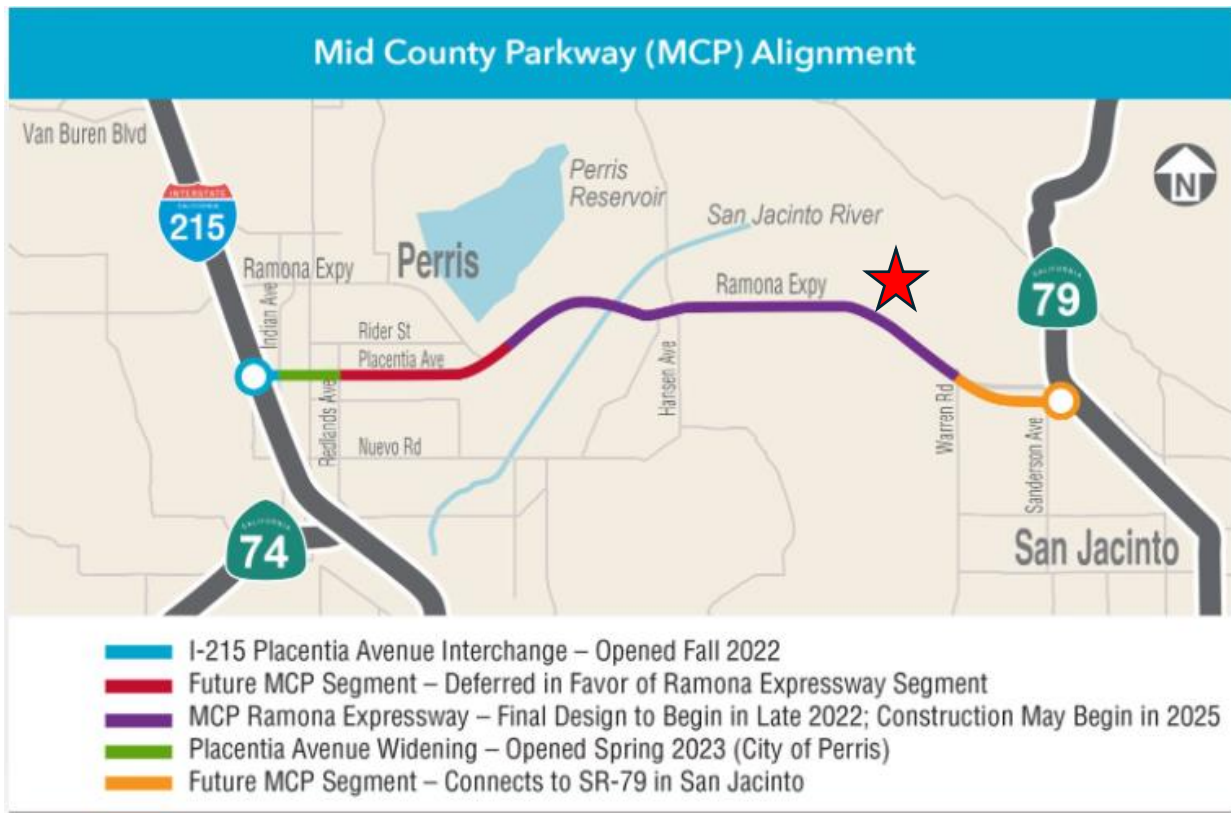
The Project Applicant is seeking the Foundation Amendment to increase the acreage of Commercial Retail on the site to 6-acres. The intent is to provide a locally serving retail destination for the community that would allow for a variety of retail and services uses such as coffee shops, restaurants, a food-hall, gastropubs, fast food establishments, service business and complemented with outdoor seating and landscaping. The proposed adjacent industrial and business park uses would help support these retail establishments. The industrial and business park land uses will bring employment opportunities to the area and County.

In addition, the Project site is along Ramona Expressway and is approximately 4.5 miles from State Route 79 (SR-79) via Ramona Expressway. Ramona Expressway also known as the Mid County Parkway which is a 16 mile east-west transportation corridor that connects the San Jacinto and Perris areas. The Riverside County Transportation Commission along with the County of Riverside have been working on funding and

final construction drawings for an 8-mile segment of Ramona Expressway including the segment that directly abuts the Project site.

Future improvements anticipated by the County which according to the County’s website may begin in 2026 would include providing two lanes in each direction (currently one lane in each direction), adding a raised median to separate the eastbound and westbound lanes, building a new bridge over the San Jacinto River, modifying three intersections with traffic signals, install one new signalized intersection, and construct a wildlife crossing. These improvements will open up economic opportunities like development of the Project site with commercial, office, and industrial uses, reduce travel times, and expand access to employment for residents and businesses of Riverside County.

Figure 4 – Mid County Parkway Alignment



★ Project Site

Source: [Mid County Parkway Ramona Expressway](#)

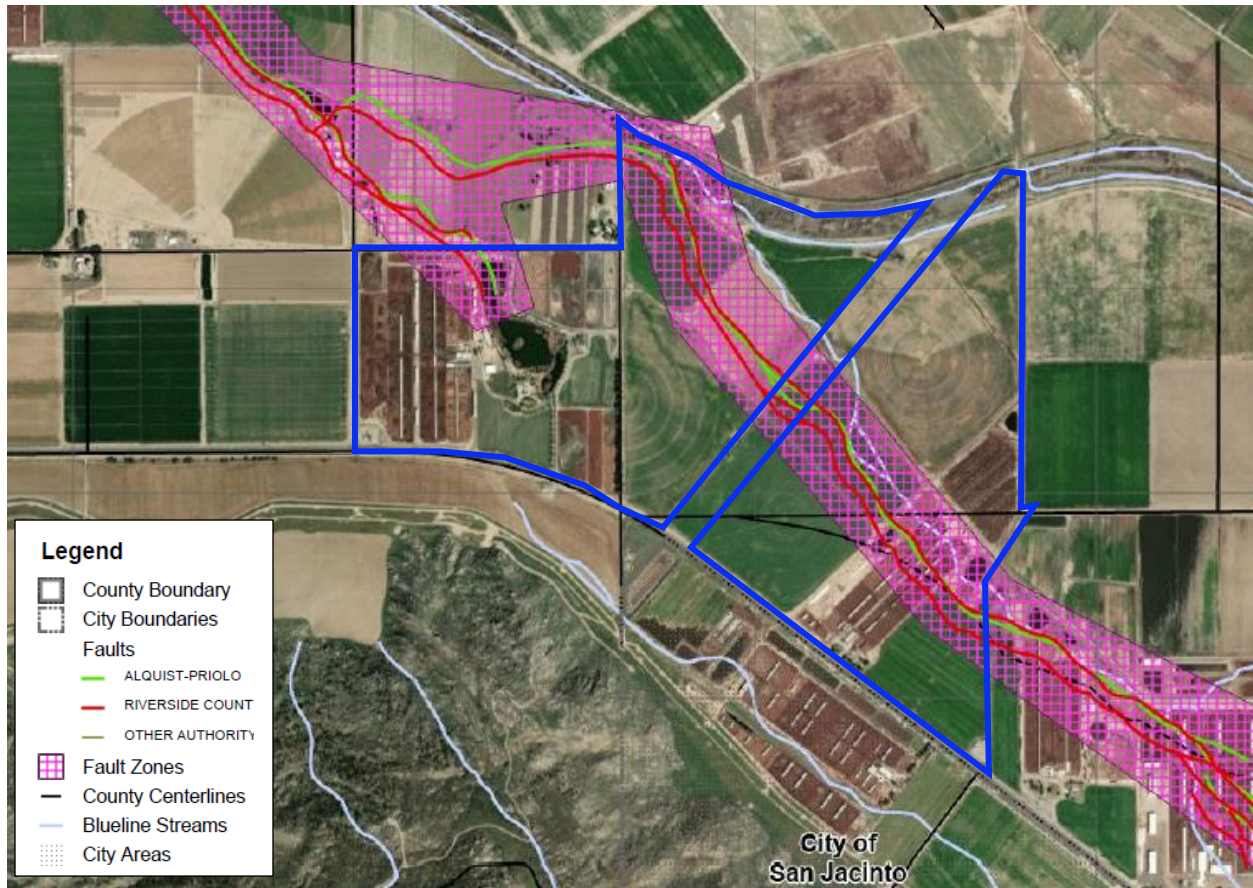
The Foundation change focuses on situating commercial and light industrial uses in close proximity to roadways and the highway circulation system. Historically, growth has been focused along major transportation corridors and the County General Plan recognizes in the RCIP Vision Statement that “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas (LU-55).”

Additionally, since the last General Plan Foundation cycle in 2016, there have been several changes in the global and local economy which were not previously planned for such as e-commerce and the COVID-19 pandemic which changed the way people live and work and places a greater emphasis for the need to improve the goods movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region for which this project is part of is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system. The SCAG region’s freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased. Additionally, changing the foundation would allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance.

Existing Circumstances

Two separate State of California Earthquake Fault Zones (i.e., Alquist-Priolo or AP Zone) are located on site, encompassing the mapped locations of the Casa Loma Fault of the San Jacinto Fault Zone covering approximately 120 acres of the Project site (currently non-buildable space in this zone, no buildings). See Figure 5. In general, the fault traces on the Project Site, specifically the Casa Loma Fault, are part of the large major fault system called the San Jacinto Fault Zone (SJFZ). The SJFZ is called one of the “most seismically active fault zones in California” with movement in the left lateral sense that mimics the nearby San Andreas Fault Zone. Therefore, the future land uses on the site would be better suited for commercial and industrial uses rather than a residential community as commercial and industrial uses tend to be unoccupied on the weekend and at night.

Figure 5 – Earthquake Fault Zones

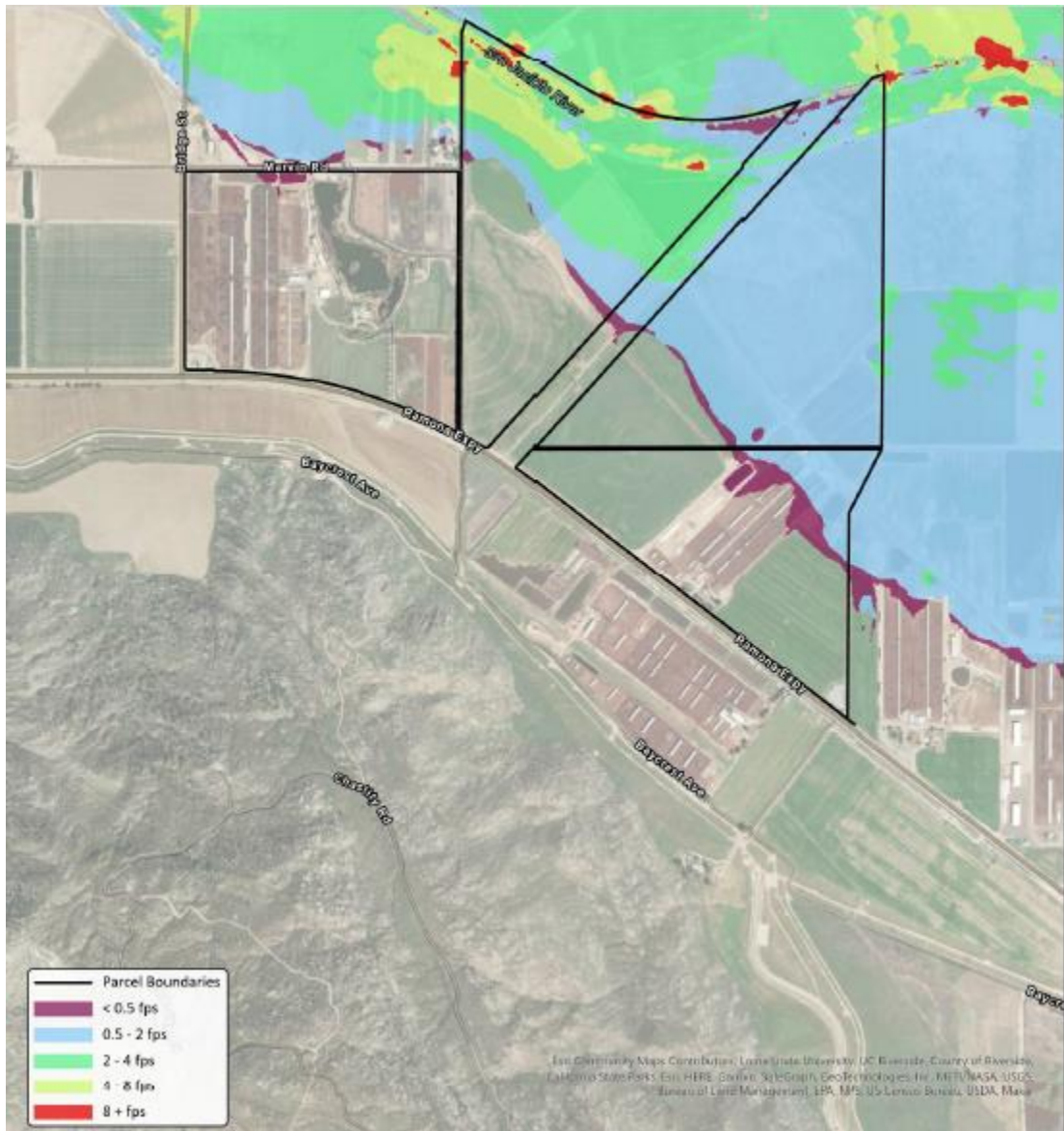


Source: [County of Riverside GIS](#)

Additionally, the area generally north of the fault zone to the San Jacinto River channel is within the San Jacinto River floodplain. A portion of this site is located in the 100-year Zone A flood plain limits as delineated on Panel No. 06065C 1460H of the Flood Insurance Rate Maps dated August 18, 2014, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District processed LOMR 21-09 1682P (effective 11/9/2022) to revise a portion of the San Jacinto River Floodplain in this area based on detailed topographic data and improved hydraulic analysis software that was not available when the floodplain was originally mapped. The revised floodplain changed such that a portion of the site is now in a Zone AE floodplain, with slightly wider limits than the previous floodplain. Again, due to existing site conditions and circumstances the future land uses on the site would be better suited for commercial and industrial uses versus residential land uses.

The Project Applicant is currently working with the Riverside County Flood Control & Water Conservation District to analyze the developable land on the subject site. It is anticipated that in the future the areas south of the San Jacinto River channel may be utilized for supportive parking, outdoor storage, solar energy systems, and/or electrical vehicle charging and that the buildings/structures would be sited closer to Ramona Expressway out of the floodplain and fault zone.

Figure 6 – Existing Project Site Condition Velocities



Further support for the amendment includes:

- To expand employment opportunities in the Lakeview community of Riverside County to supply jobs and support the growing goods movement supply chain.
- To expand economic development, facilitate job creation, and increase the tax base for Riverside County by accommodating and diversifying facilities needed to support the goods movement supply chain.
- To attract a new employment-generating business in unincorporated Riverside County, thereby growing the economy and providing a more equal jobs-housing balance in the local area that will reduce the need for members of the local workforce to commute outside the area for employment.
- To diversify the economy of western unincorporated Riverside County ensuring long-term economic viability.

- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County's standards and requirements.

The change in land use will also support several of Riverside County's General Plan element policies.

Land Use Element

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (Al 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map
- c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
- d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.
- e. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The site is located at the east corner of Ramona Expressway and Bridge Street. Ramona Expressway is classified as an "Expressway (220' ROW)," and Bridge Street along the Project site's western boundary is classified as "Collector (74' ROW)" roadway. Ramona Expressway is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. The Riverside County Transportation Department is designing the Mid County Parkway Ramona Expressway Project which plans to provide transit facilities along Ramona Expressway that will support Metrolink's 91/Perris Valley Line and Riverside Transit Agency (RTA) routes. The planned bus routes will be along Ramona Expressway which would be available for employees to utilize.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

As discussed above, the site is located at the east corner of Ramona Expressway and Bridge Street. Ramona Expressway is classified as an "Expressway (220' ROW)," and Bridge Street along the Project site's western boundary is classified as "Collector (74' ROW)" roadway. Ramona Expressway is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. The Riverside County Transportation Department is designing the Mid County Parkway Ramona Expressway Project which plans to provide transit facilities along Ramona Expressway that will support Metrolink's 91/Perris Valley Line and Riverside Transit Agency (RTA) routes. The planned bus routes will be along Ramona Expressway which would be available for employees to utilize.

Circulation Element

C 23.8 Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)

The County of Riverside’s General Plan does not provide designated truck routes. Trucks are prohibited on certain County roadways through the Municipal Code through weight restrictions. For any future development truck circulation related to residential uses will be taken into consideration to determine the best route for trucks.

Noise Element

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

It is anticipated that any future projects shall include setbacks, landscaping and walls as necessary to protect noise sensitive land uses from high levels of noise and would conduct a project specific Noise Impact Analysis and implement any recommended mitigation measures.

Healthy Communities Element

HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

Any future project would include a project specific Environmental Impact Report in compliance with the California Environmental Quality Act to analysis noise, land traffic, and greenhouse gas emissions.

Sources:

[Riverside County General Plan \(2021\)](#)

[Industrial Warehousing in the SCAG Region \(2018\)](#)

[RCTC Mid County Parkway Ramona Expressway Project Status \(2023\)](#)

1.0 Introduction

The Project Applicant, Pastime Lakes Holdings, LLC, is seeking a Foundation General Plan Amendment within the northwestern portion of Riverside County in the San Jacinto Valley Area Plan.

2.0 Project Location

The 492-gross-acre “Project site” for the Foundation Change encompasses Assessor’s Parcel Numbers (APNs) 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, -024, -025, -026, 425-090-007, -009, -025. The site is located north of Ramona Expressway (regional access), east of Bridge Street (local access), west of Pico Road (local access), and south of the San Jacinto River.

Figure 1- Aerial View



3.0 Existing Conditions

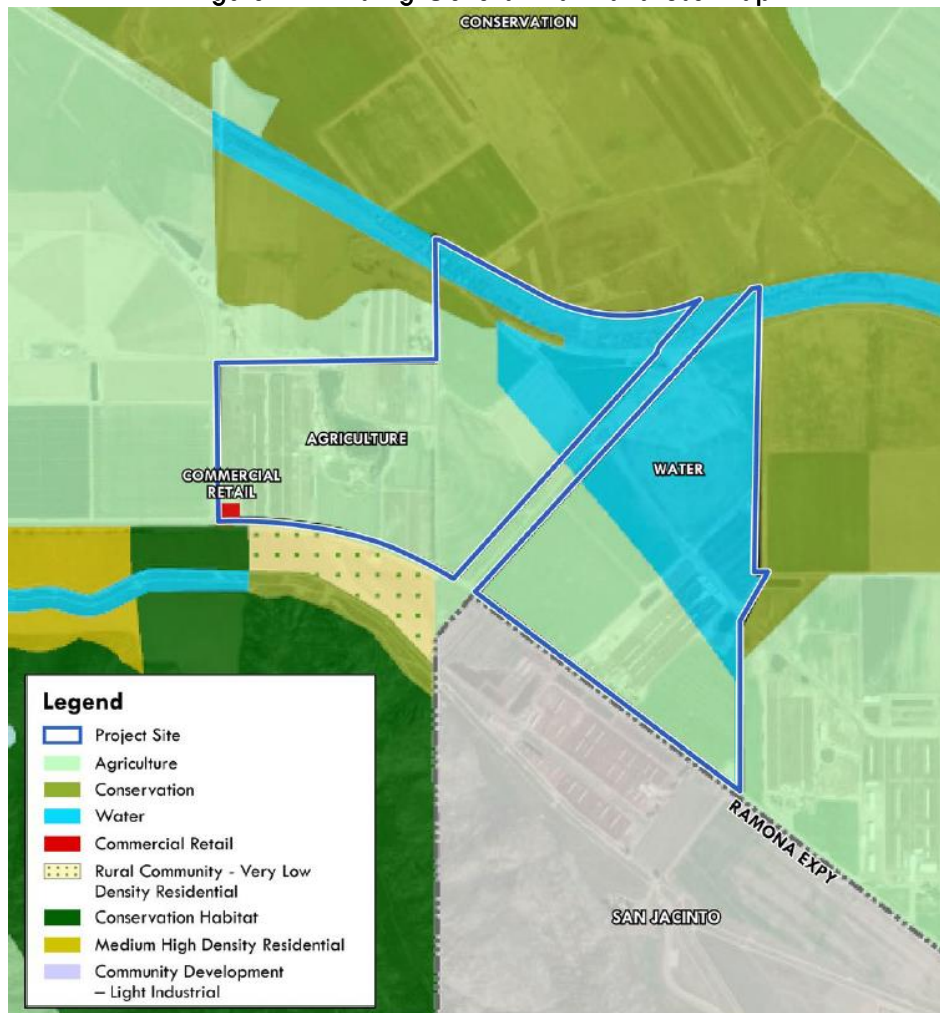
The existing condition of the site includes vacant, undeveloped land, and dairy farms within the San Jacinto Valley Area Plan of the County of Riverside. The southwestern portion of the site is occupied by Pastime Dairy Farms. Existing overhead electrical transmission lines on property owned by S.C.E. bisect the site in two locations from the northeastern boundary to the southern boundary.

4.0 Existing General Plan Land Use

As shown on Figure 2 the San Jacinto Area Plan designates AG (Agriculture), CD-CR (Community Development – Commercial Retail), OS-C and OS-W (Open Space – Conservation, and Open Space – Water).

The San Jacinto Valley Area Plan states that the agriculture land use designation has been established to help conserve productive agricultural lands within the county. Additionally, a portion of the site is encompassed by the San Jacinto River Policy Area which includes 100-year floodplains, seismic zones, and slopes.

Figure 2 – Existing General Plan Land Use Map

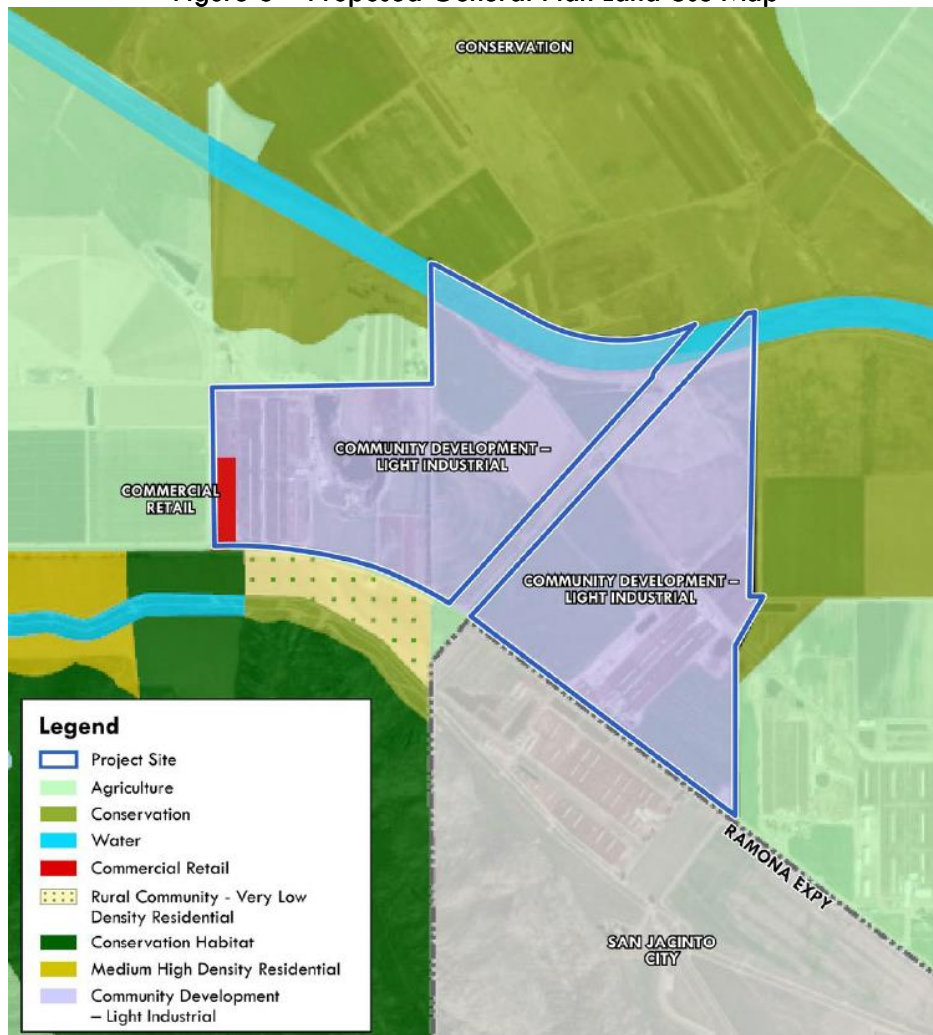


5.0 Proposed General Plan Land Use

As shown on Figure 3 the Project Applicant is seeking to re-designate via a Foundation General Plan Amendment (Foundation GPA) the majority of the Project site to “Community Development – Light Industrial (CD-LI)” land use and to expand the “Community Development – Commercial Retail (CD-CR)” land use at the northeast corner of Ramona Expressway and Bridge Street. While the northeast parcel that bisects the site is owned by the S.C.E., it is recommended that the parcel is included in the Foundation Amendment to provide for a consistent land use pattern. In the future, the project applicant intends to work with Southern California Edison to obtain easements for use and access of the parcels.

The proposed expansion of the Community Development – Commercial Retail land use designation to approximately 6-acres at the northeast corner of Ramona Expressway and Bridge Street allows for local and regional serving retail and services uses, with building intensities ranging from 0.2 to 0.35 FAR. The remainder of the site is proposed to be Community Development – Light Industrial land use designation allows for a variety of industrial and related uses, including warehousing, distribution centers, business park uses, assembly and light manufacturing, repair and other service facilities, , and supporting retail uses, with building intensities ranging from 0.25 to 0.6 Floor Area Ratio (FAR). The areas of the San Jacinto River along the north property border will remain as Open Space – Conservation, and Open Space – Water.

Figure 3 – Proposed General Plan Land Use Map



6.0 Existing Surrounding Land Uses

North – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

South – Open Space – Conservation Habitat (OP-CH), Rural Community – Very Low Density Residential (RC-VLDR), Agriculture (AG), and City of San Jacinto: Mixed Use (MU) and Business Park (BP)

East – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

West – Agriculture (AG), Open Space – Conservation (OP-C), Open Space – Water (OP-W)

7.0 Justification

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

The proposed Foundation GPA from AG, OS-C, and OS-W to CD-LI and CD-CR will capitalize on the site's proximity to Ramona Expressway/Mid County Parkway, make productive use of land that has been undeveloped through multiple market growth cycles, and keep up with changes in the local and global economy. The following provides further justification for the proposed land use changes.

New Conditions

An important consideration of proposed Foundation GPA's is any change to the existing conditions on or around a property that is requesting a Foundation GPA. Since the last Foundation GPA cycle in 2016, the County has approved improvements along Ramona expressway and the global pandemic occurred spurring the growth of e-commerce and changing the way people live and work.

The Foundation General Plan Amendment will allow for currently underutilized property to become an economically viable retail/service center and employment-generating land use in an area of the unincorporated County that has a low jobs-housing ratio as identified in the General Plan and Land Use Policy LU 8.12 "Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county." The RCIP Vision is intended to improve the relationship between jobs and housing opportunities, as follows: "Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants."

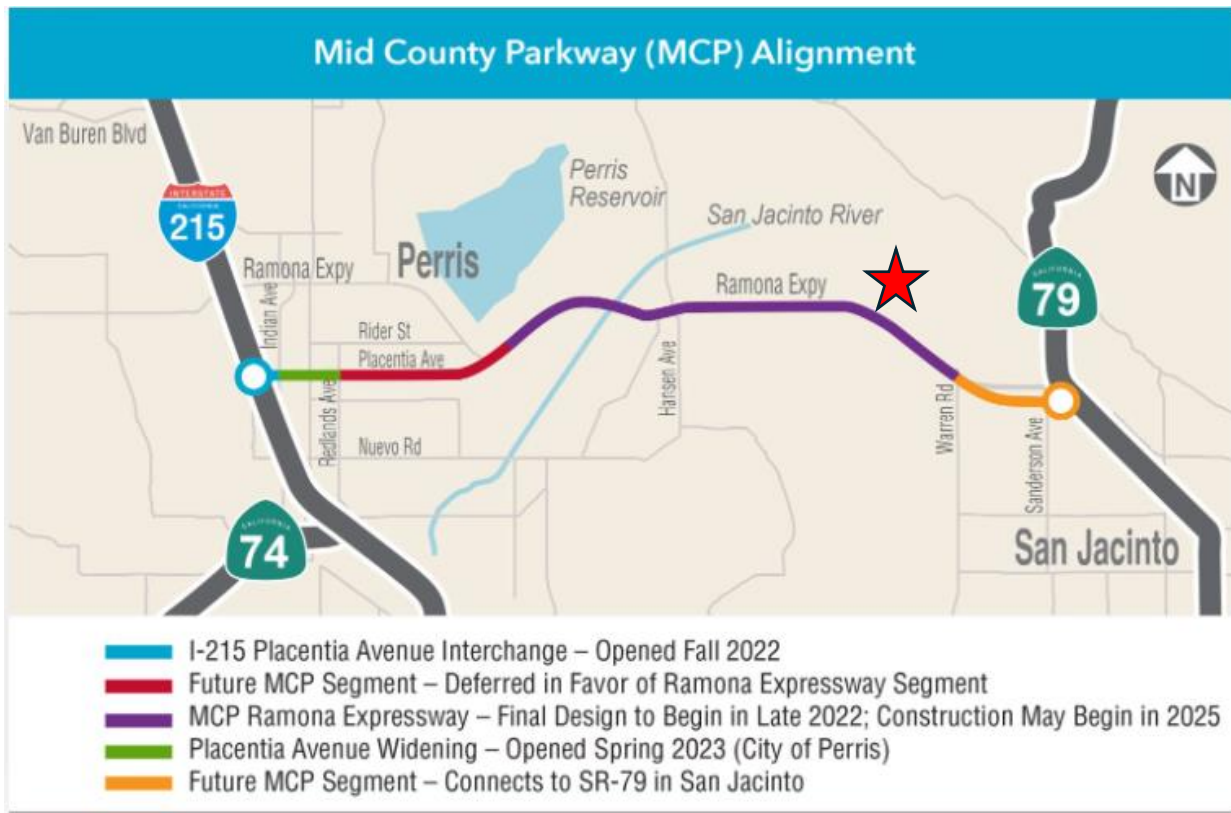
The Project Applicant is seeking the Foundation Amendment to increase the acreage of Commercial Retail on the site to 6-acres. The intent is to provide a locally serving retail destination for the community that would allow for a variety of retail and services uses such as coffee shops, restaurants, a food-hall, gastropubs, fast food establishments, service business and complemented with outdoor seating and landscaping. The proposed adjacent industrial and business park uses would help support these retail establishments. The industrial and business park land uses will bring employment opportunities to the area and County.

In addition, the Project site is along Ramona Expressway and is approximately 4.5 miles from State Route 79 (SR-79) via Ramona Expressway. Ramona Expressway also known as the Mid County Parkway which is a 16 mile east-west transportation corridor that connects the San Jacinto and Perris areas. The Riverside County Transportation Commission along with the County of Riverside have been working on funding and

final construction drawings for an 8-mile segment of Ramona Expressway including the segment that directly abuts the Project site.

Future improvements anticipated by the County which according to the County’s website may begin in 2026 would include providing two lanes in each direction (currently one lane in each direction), adding a raised median to separate the eastbound and westbound lanes, building a new bridge over the San Jacinto River, modifying three intersections with traffic signals, install one new signalized intersection, and construct a wildlife crossing. These improvements will open up economic opportunities like development of the Project site with commercial, office, and industrial uses, reduce travel times, and expand access to employment for residents and businesses of Riverside County.

Figure 4 – Mid County Parkway Alignment



★ Project Site

Source: [Mid County Parkway Ramona Expressway](#)

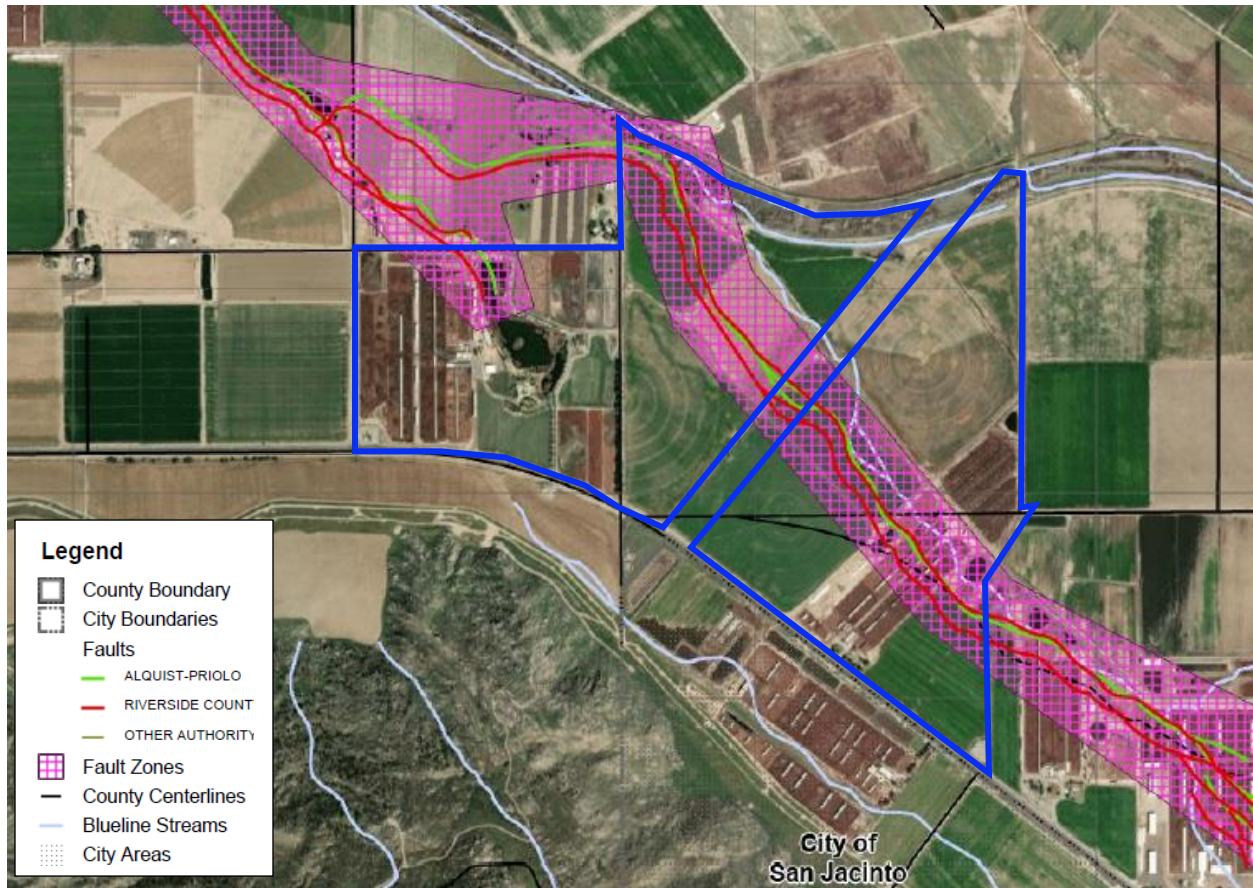
The Foundation change focuses on situating commercial and light industrial uses in close proximity to roadways and the highway circulation system. Historically, growth has been focused along major transportation corridors and the County General Plan recognizes in the RCIP Vision Statement that “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas (LU-55).”

Additionally, since the last General Plan Foundation cycle in 2016, there have been several changes in the global and local economy which were not previously planned for such as e-commerce and the COVID-19 pandemic which changed the way people live and work and places a greater emphasis for the need to improve the goods movement supply chain. In April 2018 Southern California Association of Governments (SCAG) published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region for which this project is part of is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system. The SCAG region’s freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, State highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The regions attract robust logistics activities and is a major reason the region is a critical mode in the global supply chain. (SCAG, 2018, p. ES-1). Therefore, the need for light industrial land uses has increased. Additionally, changing the foundation would allow the County to attract new employment generating businesses and provide for a more equal jobs to housing balance.

Existing Circumstances

Two separate State of California Earthquake Fault Zones (i.e., Alquist-Priolo or AP Zone) are located on site, encompassing the mapped locations of the Casa Loma Fault of the San Jacinto Fault Zone covering approximately 120 acres of the Project site (currently non-buildable space in this zone, no buildings). See Figure 5. In general, the fault traces on the Project Site, specifically the Casa Loma Fault, are part of the large major fault system called the San Jacinto Fault Zone (SJFZ). The SJFZ is called one of the “most seismically active fault zones in California” with movement in the left lateral sense that mimics the nearby San Andreas Fault Zone. Therefore, the future land uses on the site would be better suited for commercial and industrial uses rather than a residential community as commercial and industrial uses tend to be unoccupied on the weekend and at night.

Figure 5 – Earthquake Fault Zones



Source: [County of Riverside GIS](#)

Additionally, the area generally north of the fault zone to the San Jacinto River channel is within the San Jacinto River floodplain. A portion of this site is located in the 100-year Zone A flood plain limits as delineated on Panel No. 06065C 1460H of the Flood Insurance Rate Maps dated August 18, 2014, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District processed LOMR 21-09 1682P (effective 11/9/2022) to revise a portion of the San Jacinto River Floodplain in this area based on detailed topographic data and improved hydraulic analysis software that was not available when the floodplain was originally mapped. The revised floodplain changed such that a portion of the site is now in a Zone AE floodplain, with slightly wider limits than the previous floodplain. Again, due to existing site conditions and circumstances the future land uses on the site would be better suited for commercial and industrial uses versus residential land uses.

The Project Applicant is currently working with the Riverside County Flood Control & Water Conservation District to analyze the developable land on the subject site. It is anticipated that in the future the areas south of the San Jacinto River channel may be utilized for supportive parking, outdoor storage, solar energy systems, and/or electrical vehicle charging and that the buildings/structures would be sited closer to Ramona Expressway out of the floodplain and fault zone.

- To support local infrastructure, including roads and utilities by ensuring future developments comply with the County's standards and requirements.

The change in land use will also support several of Riverside County's General Plan element policies.

Land Use Element

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (Al 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map
- c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.
- d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.
- e. Provide the opportunity to link communities through access to multi-modal transportation systems.

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The site is located at the east corner of Ramona Expressway and Bridge Street. Ramona Expressway is classified as an "Expressway (220' ROW)," and Bridge Street along the Project site's western boundary is classified as "Collector (74' ROW)" roadway. Ramona Expressway is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. The Riverside County Transportation Department is designing the Mid County Parkway Ramona Expressway Project which plans to provide transit facilities along Ramona Expressway that will support Metrolink's 91/Perris Valley Line and Riverside Transit Agency (RTA) routes. The planned bus routes will be along Ramona Expressway which would be available for employees to utilize.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

As discussed above, the site is located at the east corner of Ramona Expressway and Bridge Street. Ramona Expressway is classified as an "Expressway (220' ROW)," and Bridge Street along the Project site's western boundary is classified as "Collector (74' ROW)" roadway. Ramona Expressway is a major transportation corridor and is designated within the General Plan Circulation Element as a multi-modal corridor for through traffic to which access from abutting property is restricted. The Riverside County Transportation Department is designing the Mid County Parkway Ramona Expressway Project which plans to provide transit facilities along Ramona Expressway that will support Metrolink's 91/Perris Valley Line and Riverside Transit Agency (RTA) routes. The planned bus routes will be along Ramona Expressway which would be available for employees to utilize.

Circulation Element

C 23.8 Restrict truck through-traffic in residential areas and on streets with specific facilities that have high density of people/users; through planning and design of developments, direct truck traffic to major transportation corridors. (AI 43)

The County of Riverside’s General Plan does not provide designated truck routes. Trucks are prohibited on certain County roadways through the Municipal Code through weight restrictions. For any future development truck circulation related to residential uses will be taken into consideration to determine the best route for trucks.

Noise Element

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.

It is anticipated that any future projects shall include setbacks, landscaping and walls as necessary to protect noise sensitive land uses from high levels of noise and would conduct a project specific Noise Impact Analysis and implement any recommended mitigation measures.

Healthy Communities Element

HC 16.24 Ensure compatibility between industrial development and agricultural uses and adjacent land uses. To achieve compatibility, industrial development and agricultural uses will be required to include criteria addressing noise, land, traffic and greenhouse gas emissions to avoid or minimize creating adverse conditions for adjacent communities.

Any future project would include a project specific Environmental Impact Report in compliance with the California Environmental Quality Act to analysis noise, land traffic, and greenhouse gas emissions.

Sources:

[Riverside County General Plan \(2021\)](#)

[Industrial Warehousing in the SCAG Region \(2018\)](#)

[RCTC Mid County Parkway Ramona Expressway Project Status \(2023\)](#)



John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240013)

Planning Case APN(s): 425-110-004, -008, -009, -016, 425-070-004, -005, -014, -015, -017, 024, -25, -026, & 425-090-007, -009, and -025

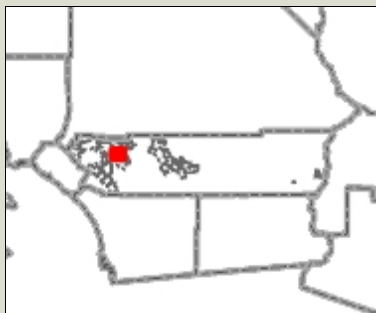
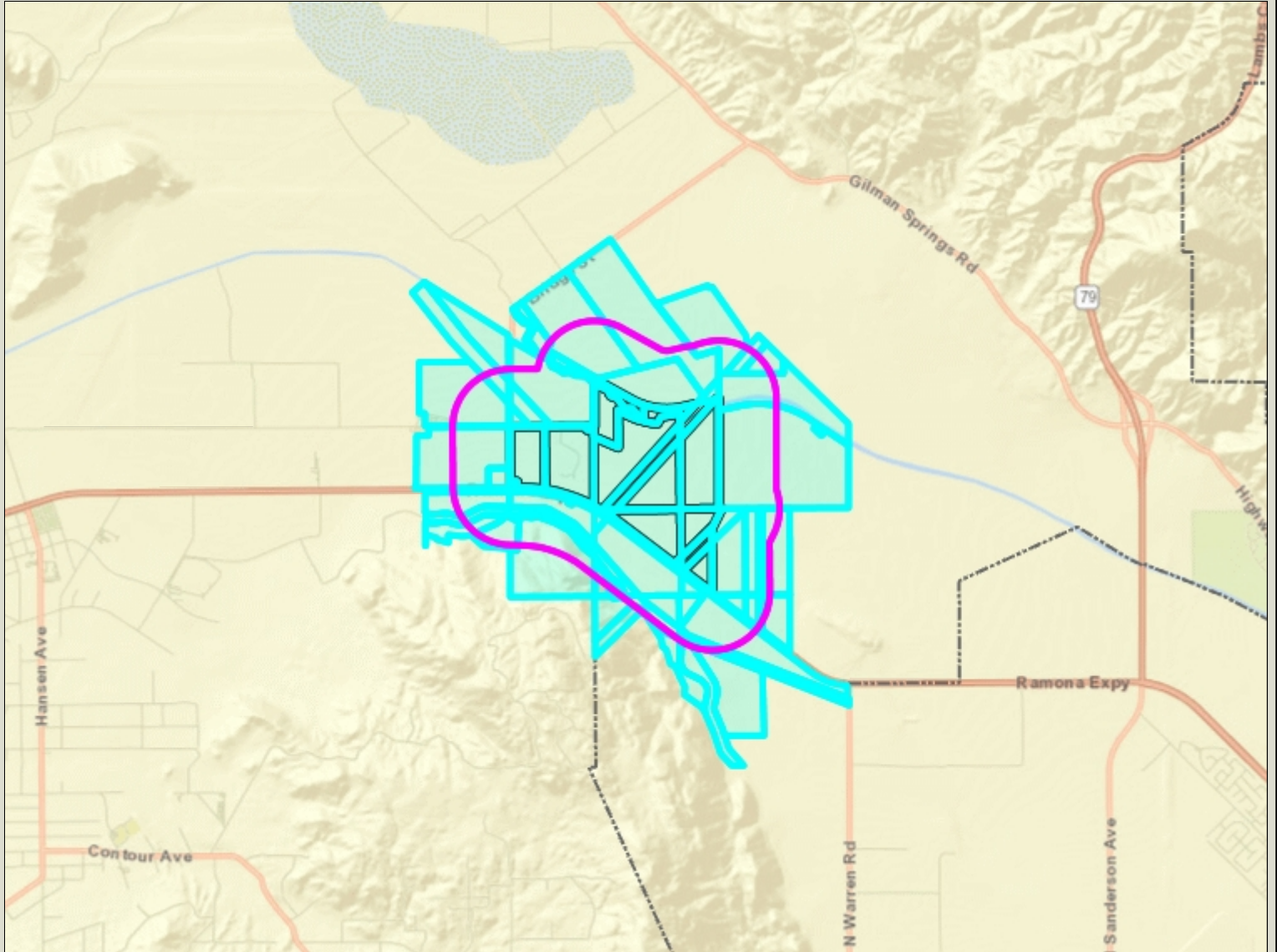
I, Victoria Gomez certify that on September 2, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 1800 feet of the property involved.

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




NAME: Victoria Gomez
TITLE: Assistant Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-9549
EMAIL: vicgomez@rivco.org

SIGNATURE: *Victoria Gomez*

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 6,019 12,037 Feet

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

REPORT PRINTED ON... 11/20/2024 2:24:30 PM

© Riverside County RCIT

425050010
MARVO RANCH
P O BOX 829
LAKEVIEW CA 92567

425050023
HARADA GEORGE & YOSHIKO TRUST
DTD 11/10/89
PO BOX 6317
NORCO CA 92860

425060001
LOYOLA PROP
12474 CENTRAL AVE STE B
CHINO CA 91710

425060003
DEPT OF FISH & GAME WILDLIFE
CONSERVATION
1807 13TH ST STE 103
SACRAMENTO CA 95814

425060004
FORMAN FARMS
19622 LORNE ST
RESEDA CA 91335

425060005
FORMAN FARMS
PO BOX 847
CARLSBAD CA 92018

425070002
LAKEVIEW PROP
11292 WESTERN AVE
STANTON CA 90680

425070014
PIETERSMA RONALD & KRISTINE
FAMILY TRUST DTD 2/15/92 RESTATED
PO BOX 2500
CHINO CA 91708

425070019
AMANJIT KAUR
10156 LIVE OAK AVE
FONTANA CA 92335

425070020
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

425070028
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

425080018
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

425080033
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

425080071
NUEVO DEVELOPMENT CO
P O BOX 670
UPLAND CA 91785

425090003
GH DAIRY
6939 SCHAEFER AVE STE D BOX 301
CHINO CA 91710

425090017
HOLLANDIA FARMS NORTH INC
35600 RAMONA EXPY
SAN JACINTO CA 92582

425100003
WESTERN RIVERSIDE CO REGIONAL
CONS AUTH
3133 MISSION INN AVE
RIVERSIDE CA 92507

425100005
BOERSMA-FOX JULIE ANN SEPARATE
BUSINESS TRUST DTD 1/12/22
PO BOX 310
WINCHESTER CA 92596

425100014
MWD
P O BOX 54153
LOS ANGELES CA 90054

425120012
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

425200004
GH DAIRY
6939 SCHAEFER STE D BOX 301
CHINO CA 91710

425200017
GH DAIRY
6939 SCHAEFER AVE STE D PMB 301
CHINO CA 91710

425200018
HOLLANDIA FARMS NORTH INC
35600 RAMONA EXPY
SAN JACINTO CA 92582

425200024
H V PROP
1730 HELLMAN AVE
CORONA CA 92880

425220011
SMILAX & EANG
2916 MANAGUA PL
CARLSBAD CA 92009

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240013

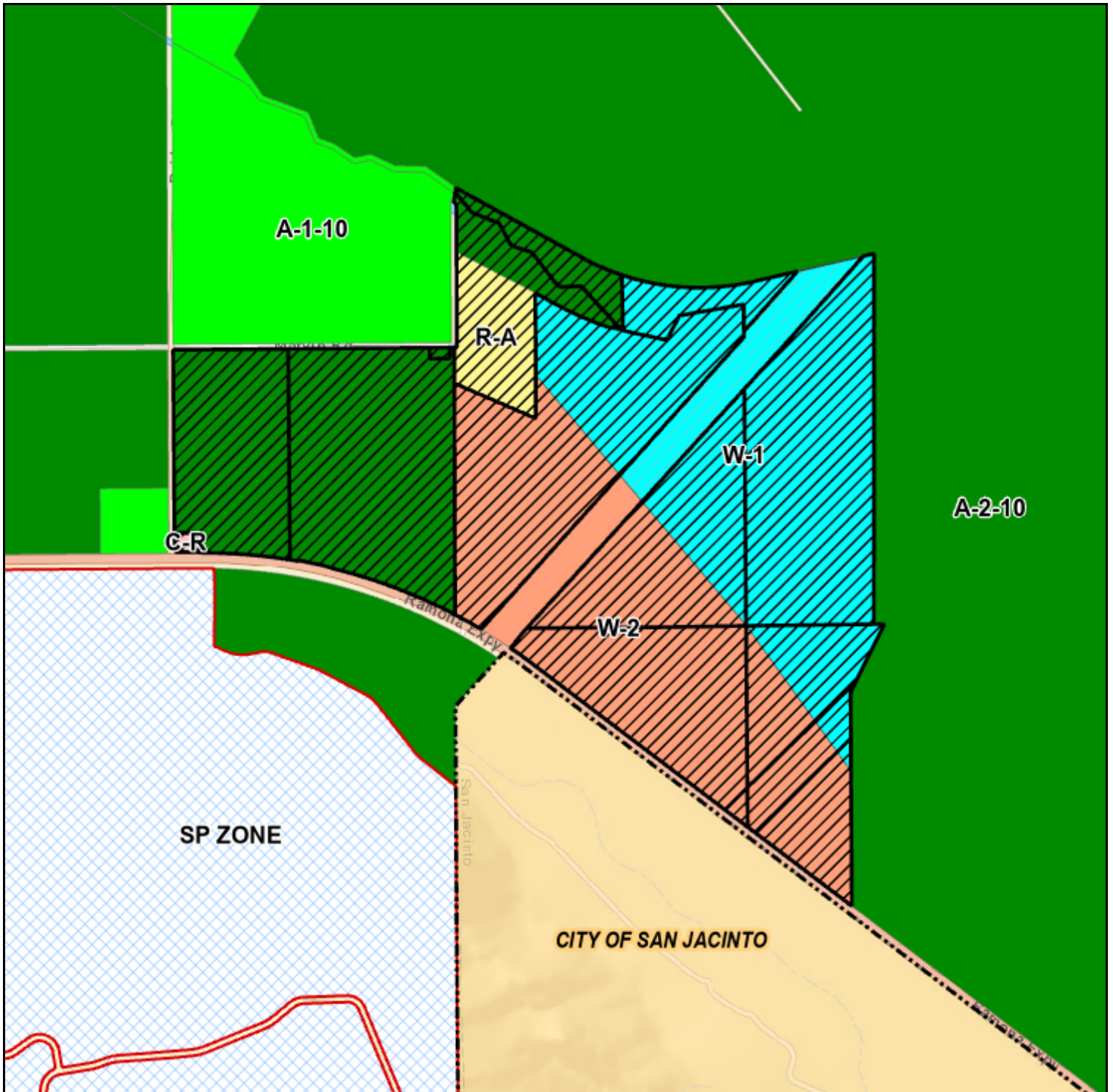
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

District: 5

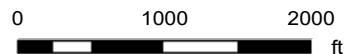
Date: 8-20-2024

Exhibit: 2



Zoning Area/District: HEMET-SAN JACINTO

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

GPA240013

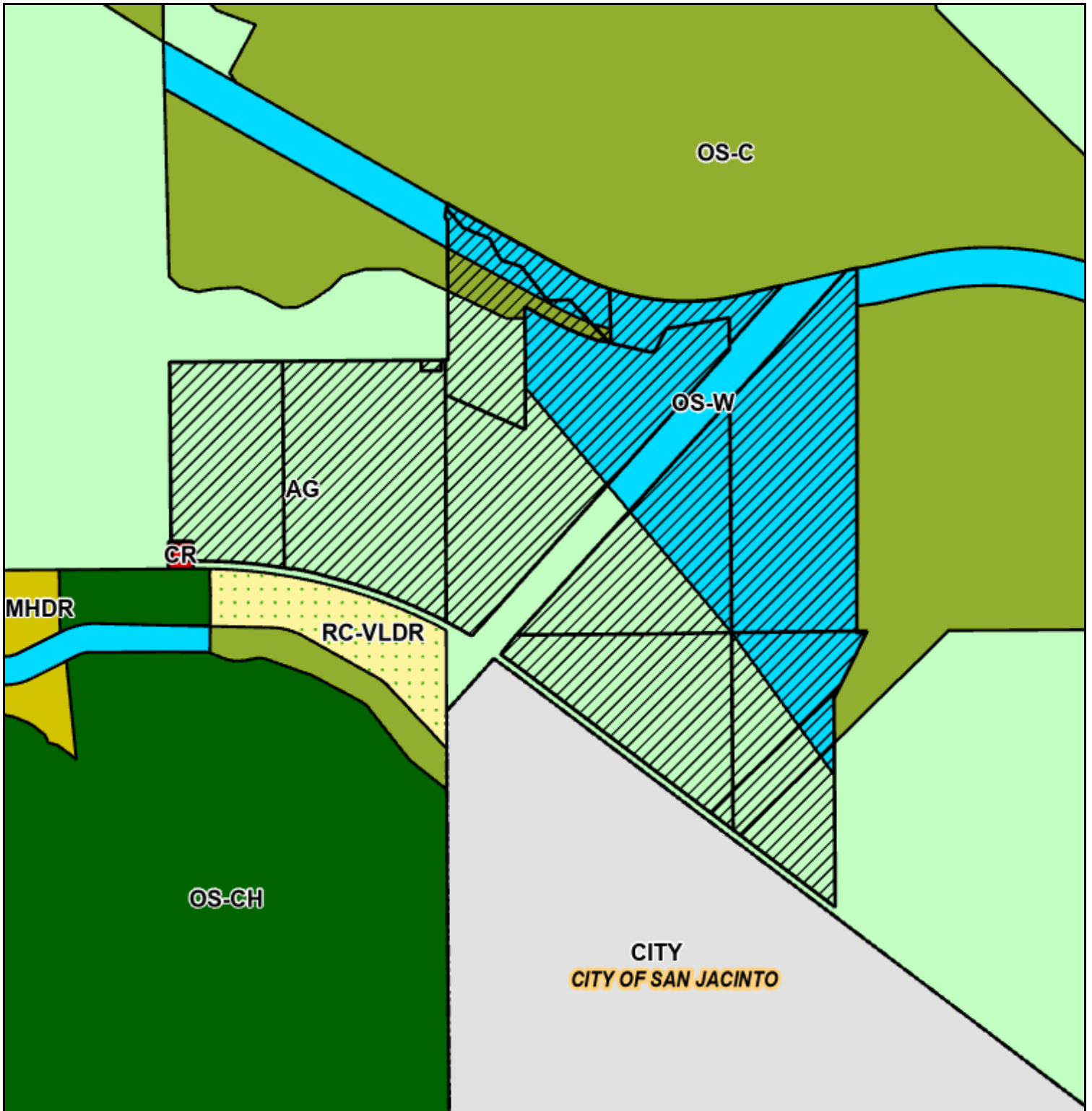
LAND USE

Supervisor: YXSTIAN GUTIERREZ

District: 5

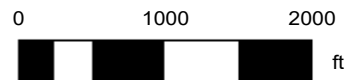
Date: 8-20-2024

Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

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>