

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



**ITEM: 22.1  
(ID # 27074)**

**MEETING DATE:**  
Tuesday, October 07, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a project consisting of a public storage facility. 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 GPA240064 is initiated by the Board of Supervisors. – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Existing Zoning: C-P-S (Scenic Highway Commercial) – Existing Land Use: Very Low Density Residential (RC: VLDR) – Location: north of Krameria Ave, east of Gardner Ave, south of Van Buren Blvd, and west of Porter Ave – APN(s): 274-070-001 and 274-070-002 – 3.76 Gross Acres - Not a Project under CEQA - District 2. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240064 (GPA240064)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240064 (GPA240064)** and requiring the applicant submit to the County the project within 6 months.

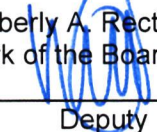
**ACTION:Policy**

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Washington 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. 2400064 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: October 7, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

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

**BACKGROUND**

**Summary**

The Foundation Component General Plan Amendment No.240064 (GPA240064) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on two parcel(s), totaling 3.76 gross acres.

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 (GPA240064) 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**

GPA240064 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (CD:VLDR) to Community Development: Commercial Retail (CD:CR).The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240064 is approved, the applicant intends to apply for implementing a project consisting of a public storage facility.

**Proposed Future Land Use**

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The proposed Commercial Retail (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 600 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

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STATE OF CALIFORNIA**

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

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA 240064 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included comments that the proposal seemed to be cleaning up existing zoning in the area.

After discussion, the committee closed the public hearing.

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

Support: 2nd, 3rd, 5th Districts

Against:

Neutral:

Not Present: 1st, 4th Districts

Abstain:

**Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA 240064 was held before the Planning Commission on November 20, 2024. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments.

The applicant spoke in favor of the project. There were no public comments in favor or opposition of the project.

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

**Support:** 1st, 2nd, 4th, 5th District

**Against:** None

**Neutral:**

**Not Present:** 3rd District

**Abstain:**

**IMPACT ON RESIDENTS AND BUSINESS**

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

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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**
- Attachment H – Public Comments**

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst                      9/30/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240064

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

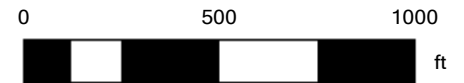
Date: 9-25-2025

District: 2



Zoning Area/District: WOODCREST

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

GPA240064

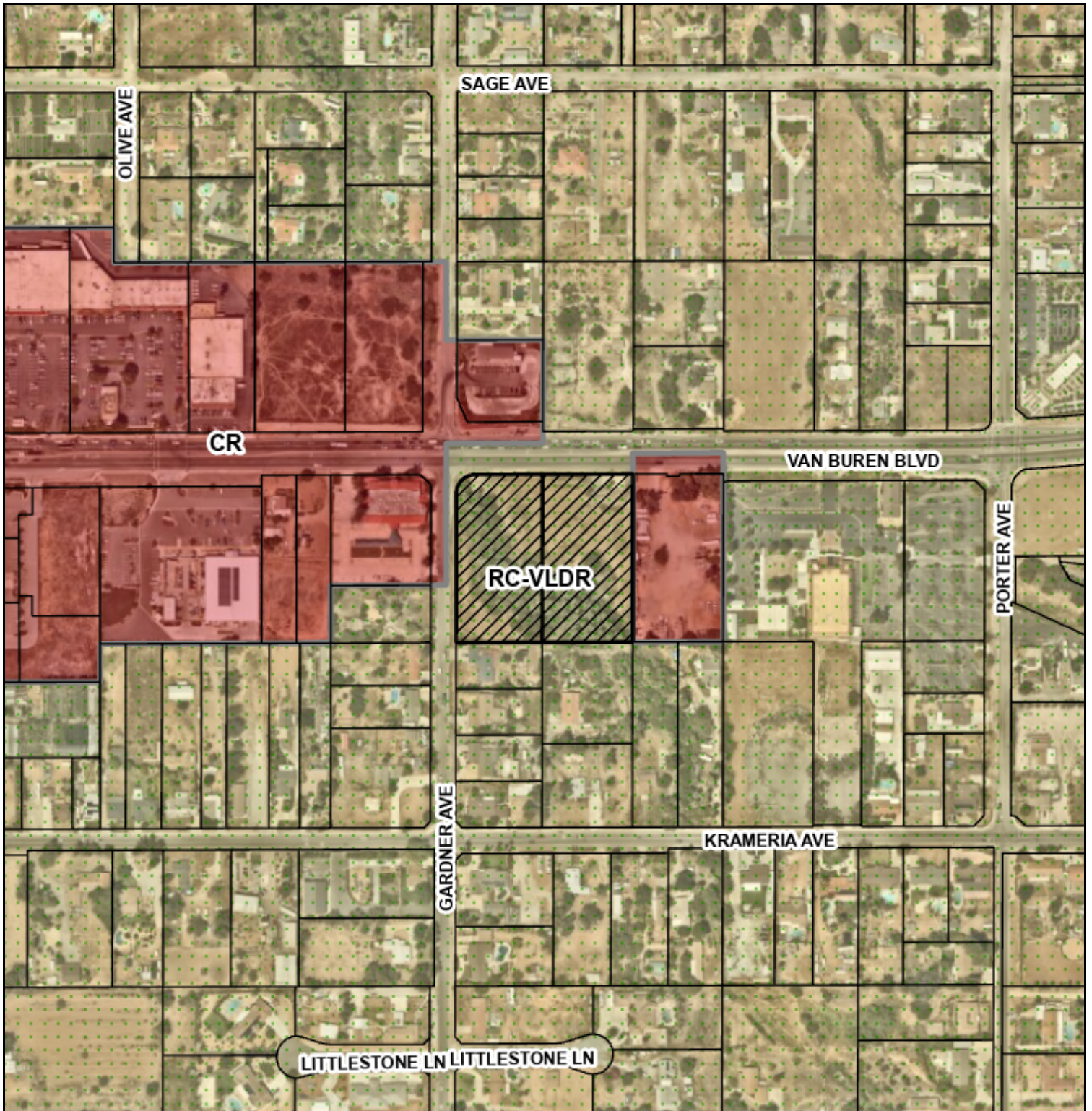
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 9-12-2025

District: 2

Exhibit: 5



Zoning Area/District: WOODCREST

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

GPA240064

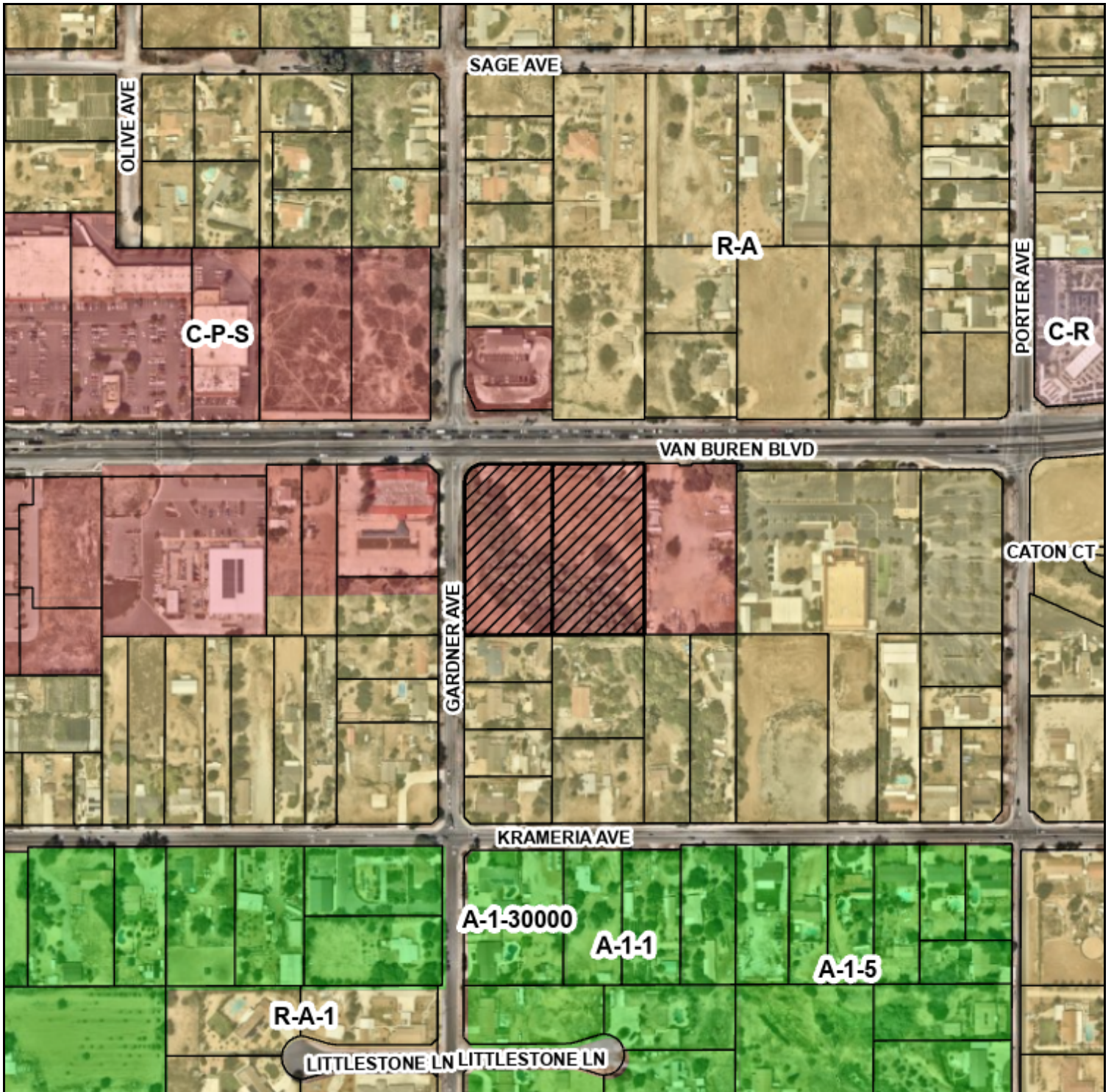
EXISTING ZONING

Supervisor: KAREN SPIEGEL

Date: 9-12-2025

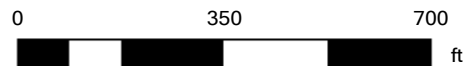
District: 2

Exhibit: 2



Zoning Area/District: WOODCREST

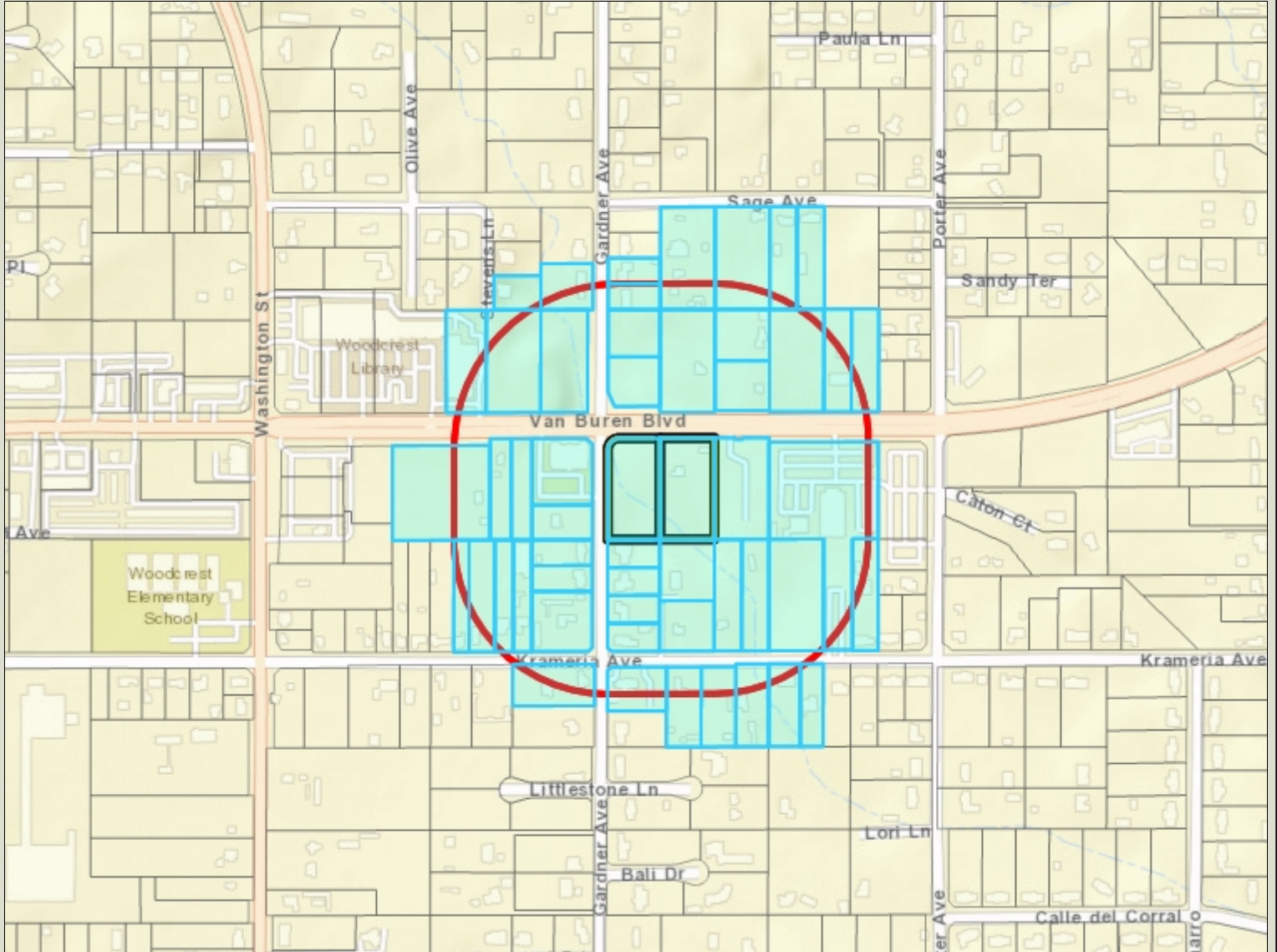
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rcit22geot0\_casemaps\_ezPrint\_v02\_test c515c9b3a98044039d42a54d1363ee3e

# GPA240064

## Riverside County GIS Mailing Labels



### Legend

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

### Notes

600FT RADIUS



0 752 1,505 Feet

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

REPORT PRINTED ON... 9/12/2025 3:22:16 PM

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274030012  
TERRENCE A. MAGUIRE  
16220 STEVENS LN  
RIVERSIDE CA 92504

274030014  
HECHT RANDAL LEE FAMILY TRUST DTD  
05/28/24  
29109 RAMBLING BROOK DR  
MENIFEE CA 92585

274030018  
SANDS PARAGON MANAGEMENT  
P O BOX 17358  
ANAHEIM CA 92817

274030019  
SYBC  
4568 W 1ST ST # 307  
LOS ANGELES CA 90004

274030020  
K Y K  
2142 NW 20TH ST  
MIAMI FL 33142

274040012  
ANDREA ALVAREZ  
17146 KRAMERIA AVE  
RIVERSIDE CA 92504

274040013  
WOODCREST COMMUNITY CLUB  
17156 KRAMERIA AVE  
RIVERSIDE CA 92504

274040014  
ARNOLD L E LLOYD  
17160 KRAMERIA AVE  
RIVERSIDE CA 92504

274040015  
THOMAS A. MCCOY  
31971 CALLE CABALLOS  
TEMECULA CA 92592

274040016  
MARIE JILL OTTO  
PO BOX 51418  
RIVERSIDE CA 92517

274040017  
ANN PATTINSON  
16365 GARDNER AVE  
RIVERSIDE CA 92504

274040018  
RIVER SPRINGS FACILITIES IV  
27740 JEFFERSON AVE  
TEMECULA CA 92590

274040019  
TIMOTHY J. OLSON  
17157 VAN BUREN BLVD  
RIVERSIDE CA 92504

274040020  
OLSON TIMOTHY J ESTATE OF  
1726 PRINCE ALBERT DR  
RIVERSIDE CA 92507

274040023  
JULIO R. SALAS  
16455 GARDNER AVE  
RIVERSIDE CA 92504

274040024  
LIDIA SAMU  
17240 KRAMERIA AVE  
RIVERSIDE CA 92504

274040053  
REALTY INCOME U S CORE PLUS 3 LP  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130

274060003  
HECTOR CABALLERO  
16210 GARDNER AVE  
RIVERSIDE CA 92504

274060004  
JUSTIN LEE FOX SMITH  
16230 GARDNER AVE  
RIVERSIDE CA 92504

274060005  
DE GONZALEZ CRISTINA PADRON LIVING  
TRUST 8/16/2023  
17307 SAGE AVE  
RIVERSIDE CA 92504

274060006  
PAUL GOMBER  
17355 SAGE AVE  
RIVERSIDE CA 92504

274060015  
NHO XUAN LE  
17440 VAN BUREN BLVD  
RIVERSIDE CA 92504

274060016  
WILLIS G. MOORE  
17408 VAN BUREN BLVD  
RIVERSIDE CA 92504

274060017  
SOMEREST INC  
14400 METCALF AVE  
OVERLAND PARK KS 66223

274060018  
RICHARD HERGENREDER  
17354 SAGE AVE  
RIVERSIDE CA 92504

274060019  
PHAM PD FAMILY 2021 PD TRUST DTD  
6/26/21  
15987 WASHINGTON ST  
RIVERSIDE CA 92504

274060020  
MYLES CUE  
3380 LA SIERRA AVE # 104-176  
RIVERSIDE CA 92503

274060021  
LARRY EUGENE MCCRAY  
16250 GARDNER AVE  
RIVERSIDE CA 92504

274060027  
DANIEL MARTINI  
17375 SAGE AVE  
RIVERSIDE CA 92504

274060028  
MICHAEL J. TOMAS  
17399 SAGE AVE  
RIVERSIDE CA 92504

274060029  
16270 GARDNER AVENUE CARWASH RE  
222 S 15TH ST STE 1404S  
OMAHA NE 68102

274070001  
KEVIN THANH DOAN  
PO BOX 8338  
HUNTINGTON BEACH CA 92615

274070002  
KEVIN THANH DOAN  
PO BOX 8338  
HUNTINGTON BEACH CA 92615

274070003  
ABCB PROPERTIES  
1880 MORA AVE  
SANTA YNEZ CA 93460

274070011  
ROSALINA QUINTERO  
17460 KRAMERIA AVE  
RIVERSIDE CA 92504

274070013  
SANDALS CHURCH  
150 PALMYRITA AVE  
RIVERSIDE CA 92507

274070017  
TSUNG HUANG LIANG  
16428 GARDNER AVE  
RIVERSIDE CA 92504

274070018  
MURIEL L. JOHNSON  
16450 GARDNER AVE  
RIVERSIDE CA 92504

274070019  
FLORES RICARDO & PETRA FAMILY TRUST  
DATED 12/30/2019  
7037 HAWARDEN DR  
RIVERSIDE CA 92506

274070020  
ROGER D. SCHNABEL  
17260 KRAMERIA AVE  
RIVERSIDE CA 92504

274070026  
RICHARDO MENDEZ  
17350 KRAMERIA AVE  
RIVERSIDE CA 92504

274070027  
MARGERY M. NELSON  
17340 KRAMERIA AVE  
RIVERSIDE CA 92504

274070030  
LUIS C. PEREZ  
17316 KRAMERIA AVE  
RIVERSIDE CA 92504

274070031  
MINH TAM THI LE  
9966 DEBIOIS AVE  
FOUNTAIN VALLEY CA 92708

274070035  
SANDALS CHURCH  
150 PALMYRITA AVE  
RIVERSIDE CA 92507

274160006  
JOHN T. SOMMERS  
7895 MISSION GROVE PKY S STE A1  
RIVERSIDE CA 92508

274190004  
P VERA HILLS  
17345 KRAMERIA AVE  
RIVERSIDE CA 92504

274190005  
GUSTAVO ARAGON  
17355 KRAMERIA AVE  
RIVERSIDE CA 92504

274190006  
CLABAUGH FAMILY LIVING TRUST DTD  
01/26/24  
17375 KRAMERIA AVE  
RIVERSIDE CA 92504

274190023  
GUILLERMO CARRILLO  
17301 KRAMERIA AVE  
RIVERSIDE CA 92504

274190024  
P VERA HILLS  
17325 KRAMERIA AVE  
RIVERSIDE CA 92504

274190029  
OCTAVIO R. CARDENAS  
17291 KRAMERIA AVE  
RIVERSIDE CA 92504



# FC General Plan Amendment No. 240064

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Planning Commission

Prepared by:

**adkan**  
*ENGINEERS*



# Existing General Plan Land Use Designation

Existing Land Use Designation:  
 Rural Community (RC)  
 Very Low Density Residential (VLDR)

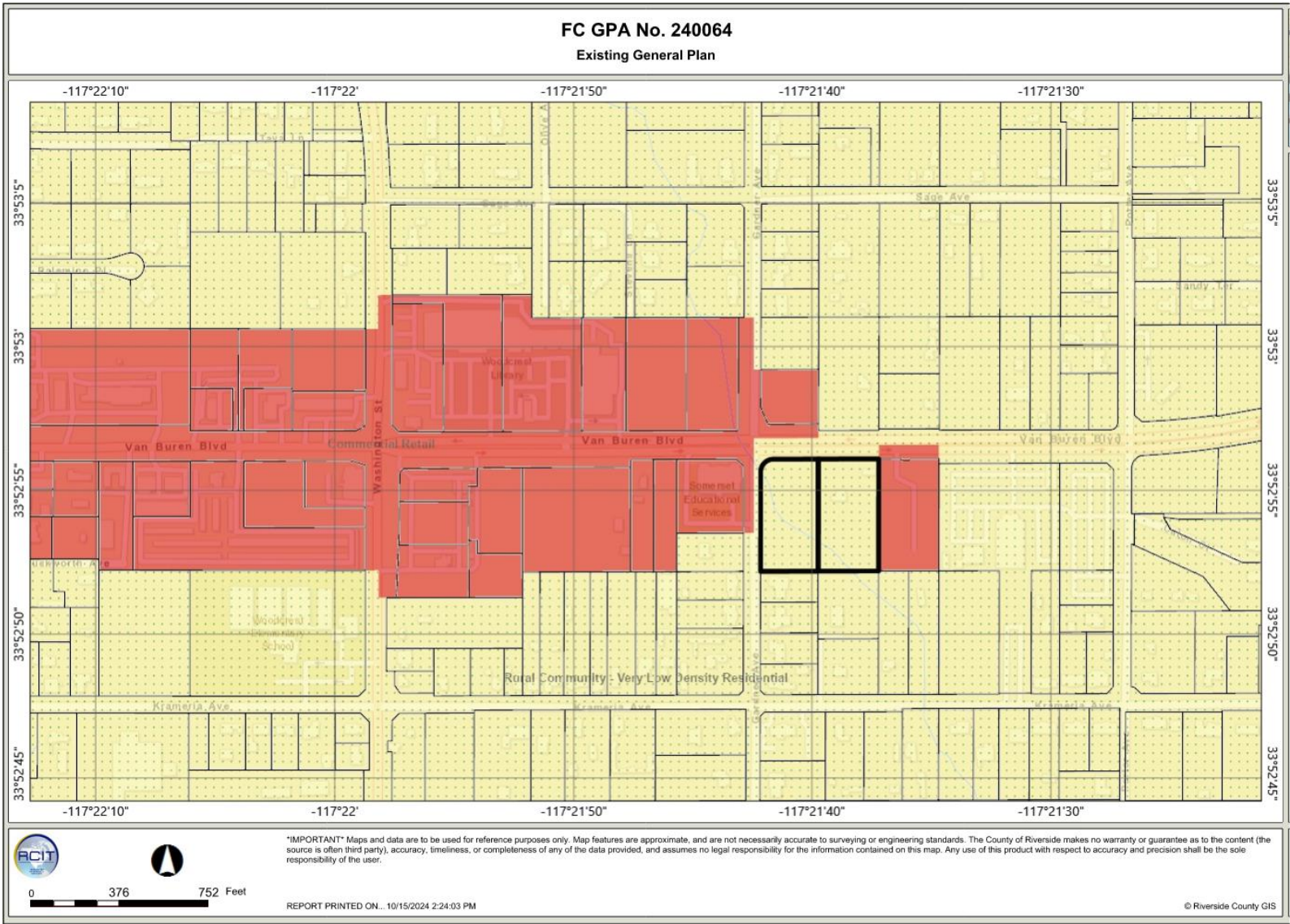
Surrounding Land Use Designations:

North:  
 Community Development (CD)  
 Commercial Retail (CR)  
 Rural Community (RC)  
 Very Low Density Residential (VLDR)

East:  
 Community Development (CD)  
 Commercial Retail (CR)

South:  
 Rural Community (RC)  
 Very Low Density Residential (VLDR)

West:  
 Community Development (CD)  
 Commercial Retail (CR)





**Project Site Zone Classification:**  
 Scenic Highway Commercial (C-P-S)

**Surrounding Land Use Designations:**

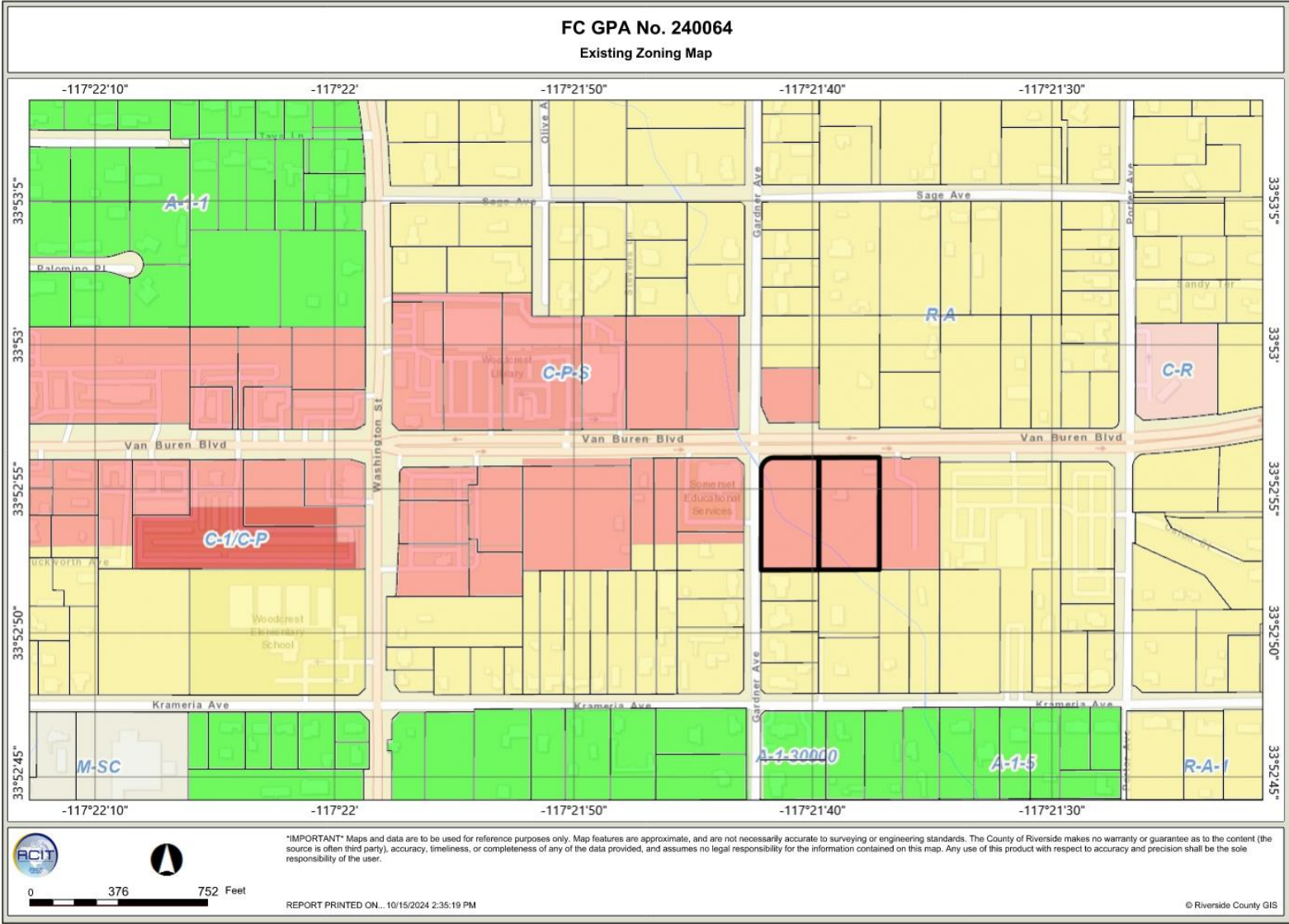
**North:**  
 Scenic Highway Commercial (C-P-S)  
 Residential Agricultural (R-A)

**East:**  
 Scenic Highway Commercial (C-P-S)

**South:**  
 Residential Agricultural (R-A)

**West:**  
 Scenic Highway Commercial (C-P-S)

Existing Zoning Map



# Surrounding Land Uses

Project Site Land Use:

Vacant Land

Surrounding Land Use Designations:

North:

Commercial-Carwash  
(Rocket Carwash)

Vacant/Abandoned Single Family Residence

East:

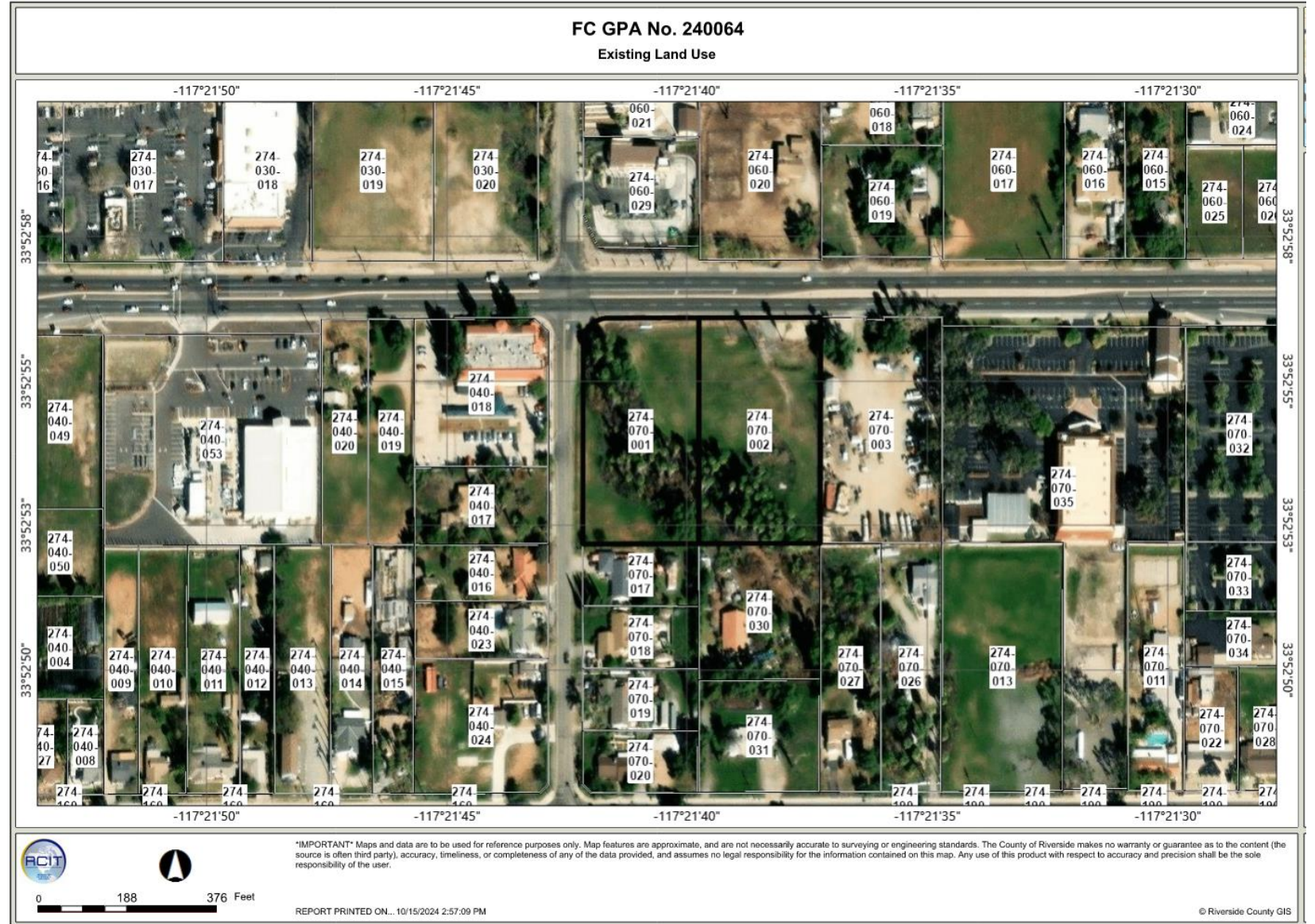
Commercial-Storage Yard  
(West Coast Sanitation)

South:

Single Family Residential

West:

Commercial-Office Building  
(Somerset Educational Services)



### Proposed FC-General Plan Amendment Land Use



Proposed FC-General Plan Amendment

Existing Land Use Designation:  
 Rural Community (RC)  
 Very Low Density Residential (VLDR)

Proposed Land Use Designation:  
 Community Development (CD)  
 Commercial Retail (CR)

### Recommend to Initiate Foundation Change GPA:

- Rural Community (Riverside County General Plan)

Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>• Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>• Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>• Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>• Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>

- Rural Community Foundation Component only allows Area Land Use Plan Designation of Residential at a minimum density of 2 Unites/Acres, No Commercial Uses allowed.
- Low Density Residential is not appropriate directly adjacent to Van Buren Blvd (6 Lane Urban Arterial Highway)
- Rural Community is not appropriate with the existing surrounding Land Uses and Designations:
  - West: Commercial
  - East: Commercial
  - North: Commercial/Van Buren Highway
- Land Use is not consistent with existing Zoning
  - Existing Zone C-P-S (Scenic Highway Commercial)



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**Director's Hearing: July 29, 2024**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	GPA240064 (Initiation Proceeding)	<b>Applicant(s):</b> Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline
<b>Environmental:</b>	Exempt	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Representative(s):</b> Mitch Adkinson
<b>Zoning Area/District:</b>	Woodcrest District	c/o Adkan Engineers
<b>Supervisory District:</b>	Second District	
<b>Project Planner:</b>	Richard Marshalian	
<b>Project APN(s):</b>	274-070-001 and -002	

\_\_\_\_\_  
John Hildebrand  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on two parcels, totaling 3.76 gross acres.

The two parcels are located north of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue.

**PROJECT RECOMMENDATION**

**RECOMMENDATIONS:**

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

**CONSIDER** whether to recommend the initiation of **GENERAL PLAN AMENDMENT NO. 240064 (GPA240064)**.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)

Proposed General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR) Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR) Commercial Retail (CR)
Existing Zoning Classification:	C-P-S (Scenic Highway Commercial)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	C-P-S (Scenic Highway Commercial) R-A (Residential Agriculture)
East:	C-P-S (Scenic Highway Commercial)
South:	R-A (Residential Agriculture)
West:	C-P-S (Scenic Highway Commercial) R-A (Residential Agriculture)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings
East:	Single-Family Dwellings
South:	Single-Family Dwelling   Storage Yard
West:	Single-Family Dwelling   Commercial Development

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No

CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	Yes – March Air Force Reserve
Environmental Justice (“EJ”) Community	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240064) 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**

GPA240064 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (CD:VLDR) to Community Development: Commercial Retail (CD:CR). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240064 is approved, the applicant intends to apply for implementing a project consisting of a public storage facility.

**Proposed Future Land Use**

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

The proposed 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 600 feet of the project site.

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

**ATTACHMENTS**

- Exhibit A – Map of Vicinity**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240064

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

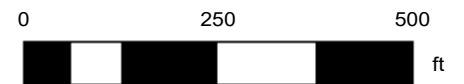
Date: 8-29-2024

District: 2

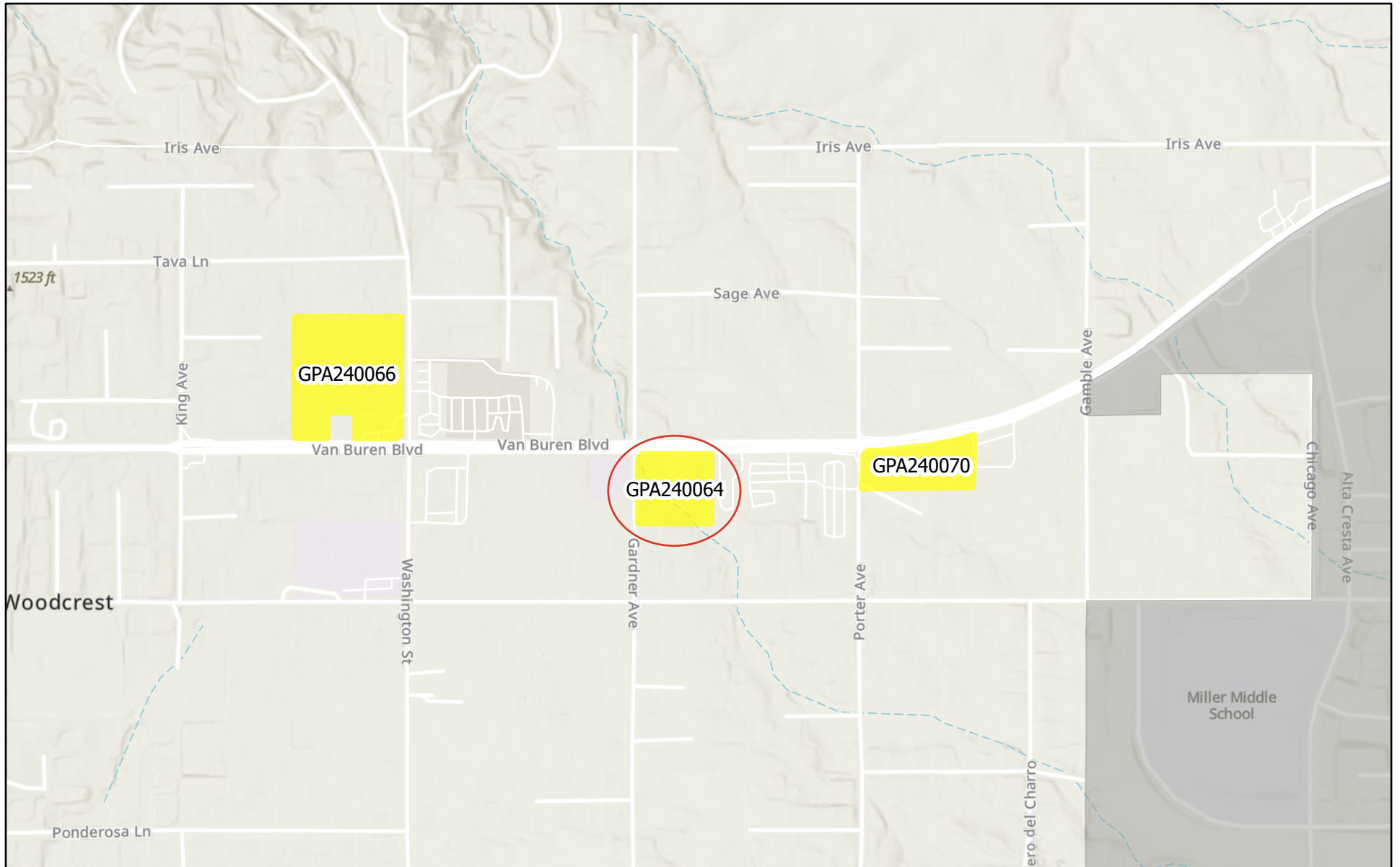


Zoning Area/District: WOODCREST

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# Foundation Component GPA Cycle Map

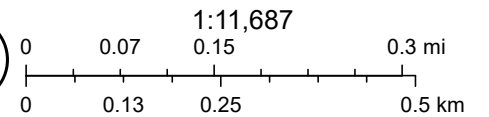


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



1:11,687  
Esri Community Maps Contributors, City of Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240064

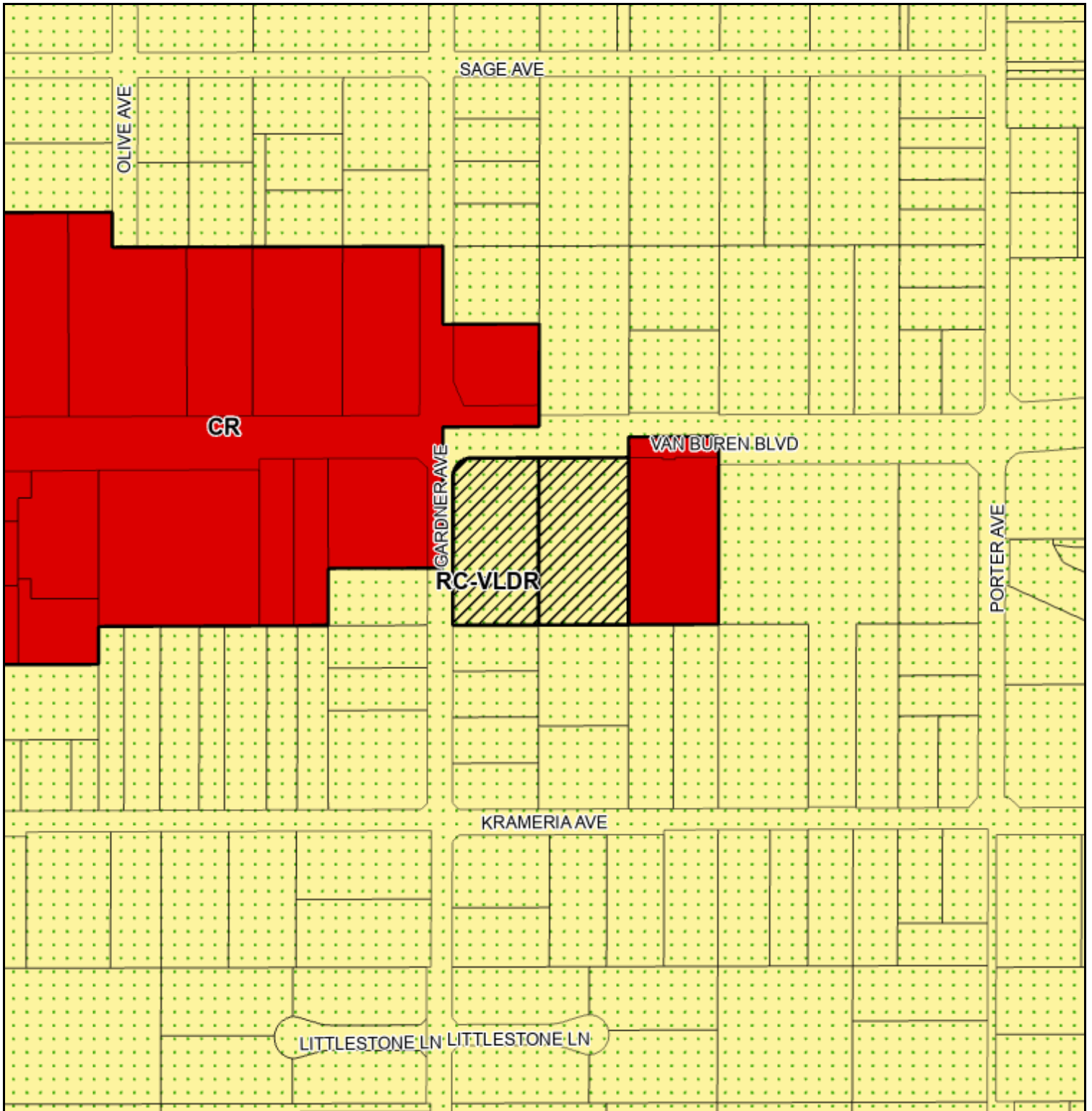
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 8-29-2024

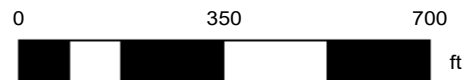
District: 2

Exhibit: 5



Zoning Area/District: WOODCREST

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240064

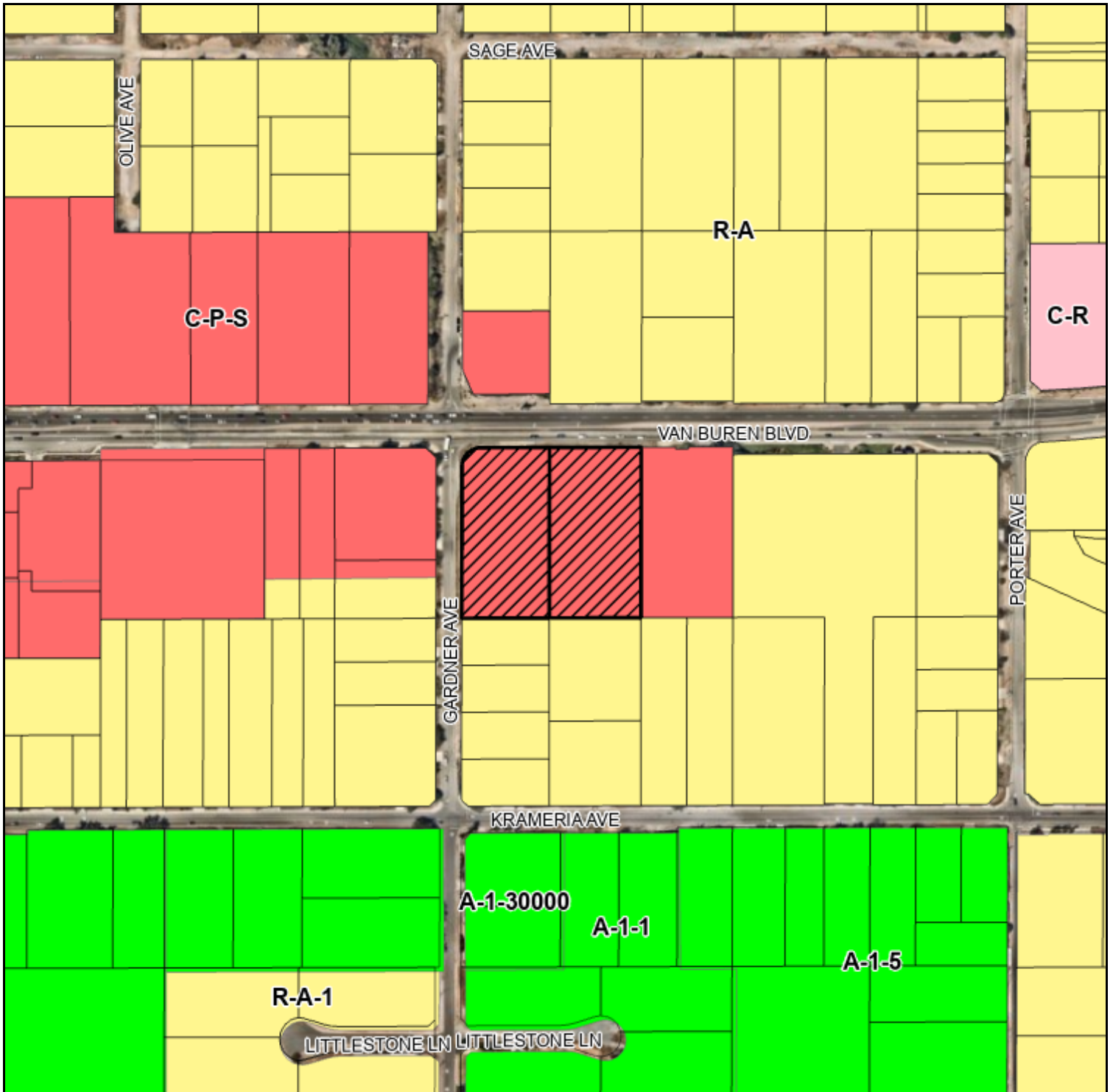
EXISTING ZONING

Supervisor: KAREN SPIEGEL

Date: 8-29-2024

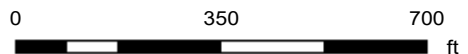
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Exhibit: 2



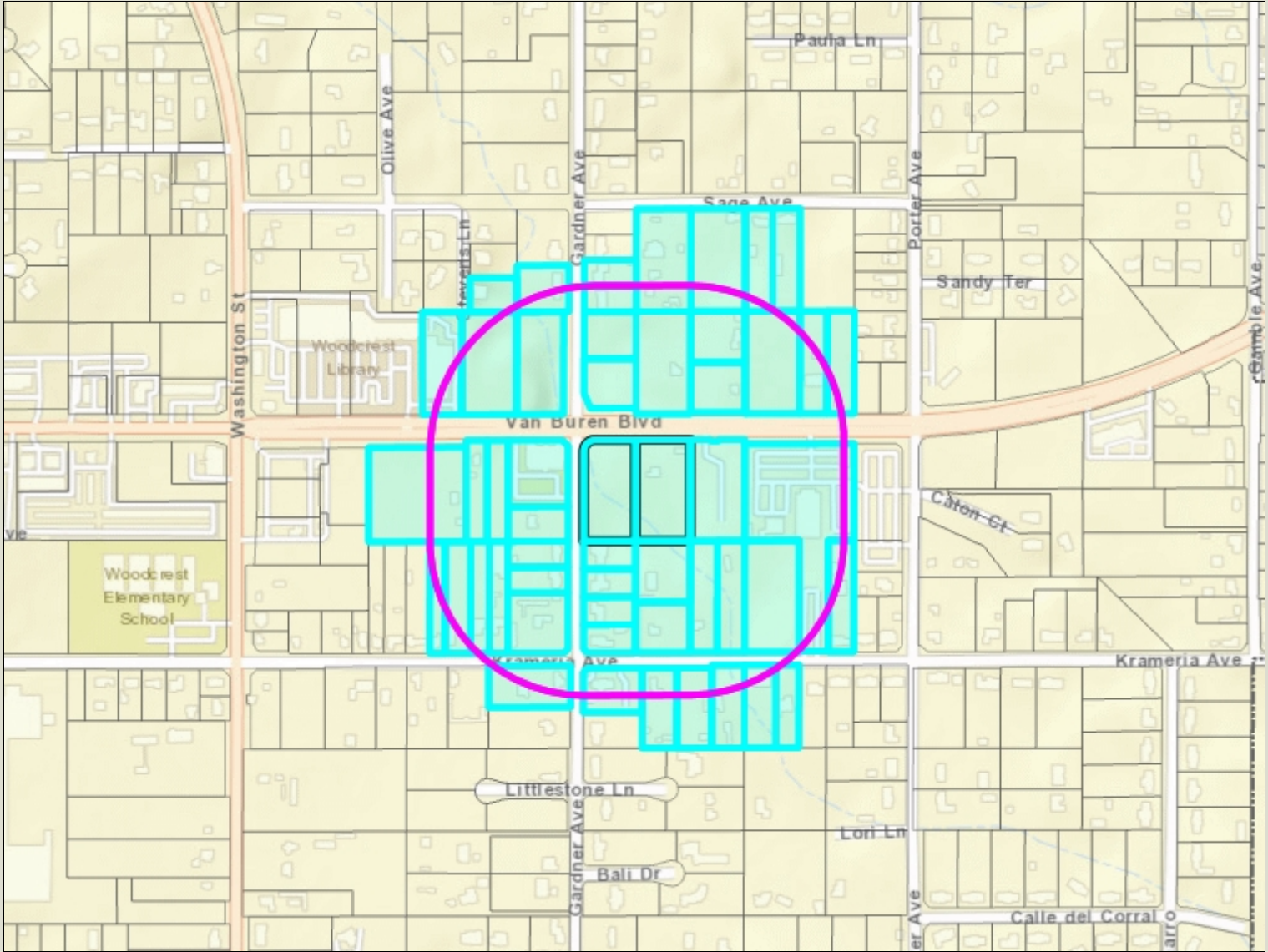
Zoning Area/District: WOODCREST

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# Riverside County GIS Mailing Labels

GPA240064



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

**Notes**  
600 Ft Mailing Radius



0 752 1,505 Feet

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**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.7

(ID # 26584)

**MEETING DATE:**

**Wednesday, November 20, 2024**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) Foundation Component – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue – 3.76 Gross Acres – Existing Zoning: C-P-S (Scenic Highway Commercial) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community – Very Low Density Residential (RC:VLDR) to Community Development – Commercial Retail (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 GPA240064 is initiated by the Board of Supervisors – APN: 274-070-001 & -002. Project Planner Jose Merlan at (951) 955 – 0314 or email at jmerlan@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	GPA240064
Environmental Type:	Exemption
Area Plan No.	Lake Matthews/Woodcrest
Zoning Area/District:	Woodcrest District
Supervisorial District:	Second District
Project Planner:	Richard Marshalian
Project APN(s):	274-070-001 and -002
Continued From:	

**PROJECT DESCRIPTION AND LOCATION**

The General Plan Amendment (GPA) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on two parcels, totaling 3.76 gross acres.

The two parcels are located north of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240064 (GPA240064).**

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR) Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR) Commercial Retail (CR)
Existing Zoning Classification:	C-P-S (Scenic Highway Commercial)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	C-P-S (Scenic Highway Commercial) R-A (Residential Agriculture)
East:	C-P-S (Scenic Highway Commercial)
South:	R-A (Residential Agriculture)
West:	C-P-S (Scenic Highway Commercial)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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	R-A (Residential Agriculture)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings
East:	Single-Family Dwellings
South:	Single-Family Dwelling   Storage Yard
West:	Single-Family Dwelling   Commercial Development

**Located Within:**

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

**PROJECT LOCATION MAP**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**PROJECT BACKGROUND AND ANALYSIS**

**Background**

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240064) 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**

GPA240064 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Very Low Density Residential (CD:VLDR) to Community Development: Commercial Retail (CD:CR). The parcel(s) are not located in a policy or overlay.

If the initiation for GPA240064 is approved, the applicant intends to apply for implementing a project consisting of a public storage facility.

**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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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

The proposed Commercial Retail (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 600 feet of the project site.

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

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA 240064 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included comments that the proposal seemed to be cleaning up existing zoning in the area.

After discussion, the committee closed the public hearing.

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

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

**Against:**

**Neutral:**

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

**Abstain:**

**ATTACHMENTS**

**Exhibit A – Vicinity Maps**

**Exhibit B – Existing Land Use Designations**

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

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**Exhibit C – Existing Zoning Classifications**  
**Exhibit D – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

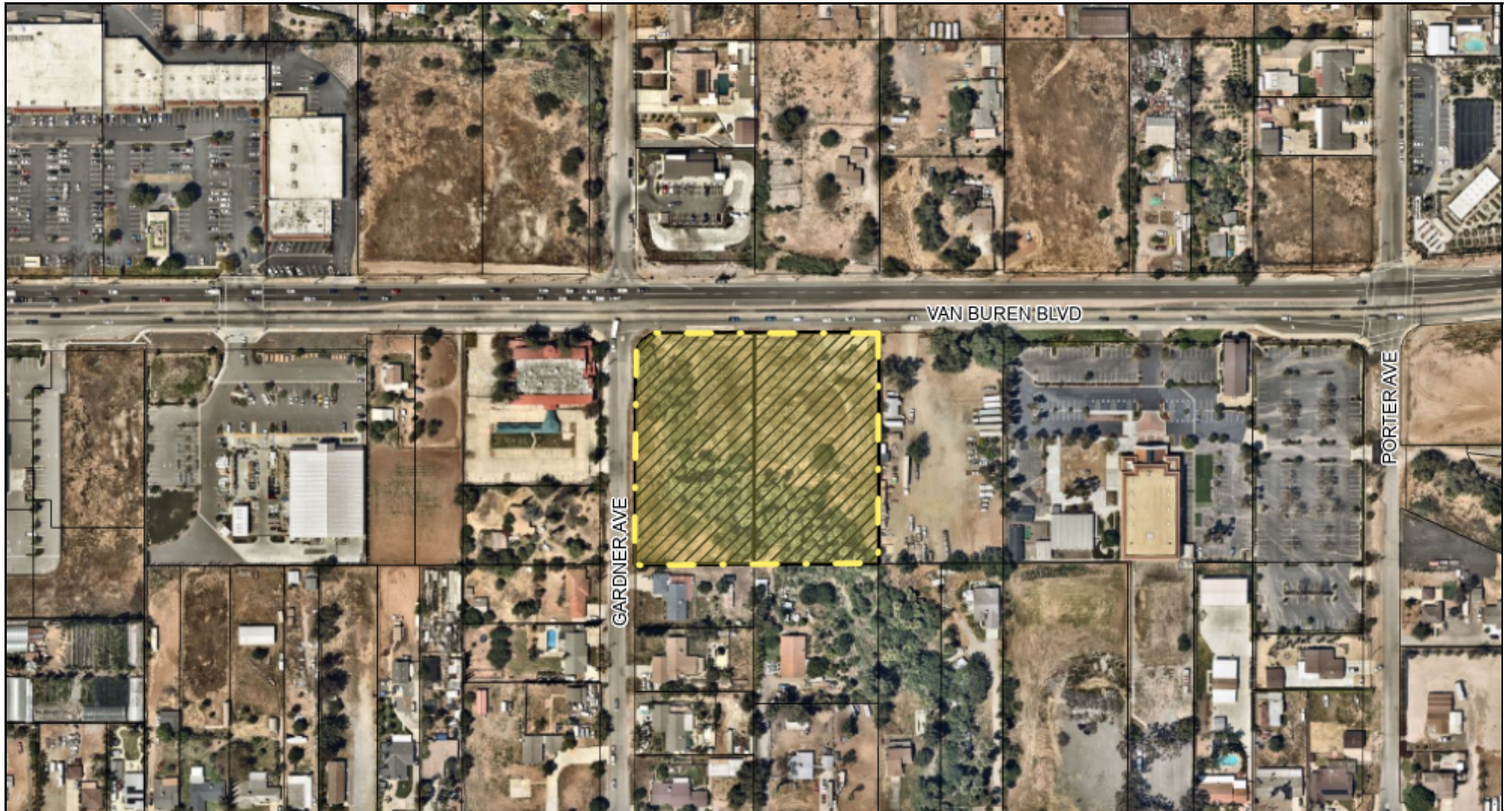
GPA240064

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

Date: 8-29-2024

District: 2

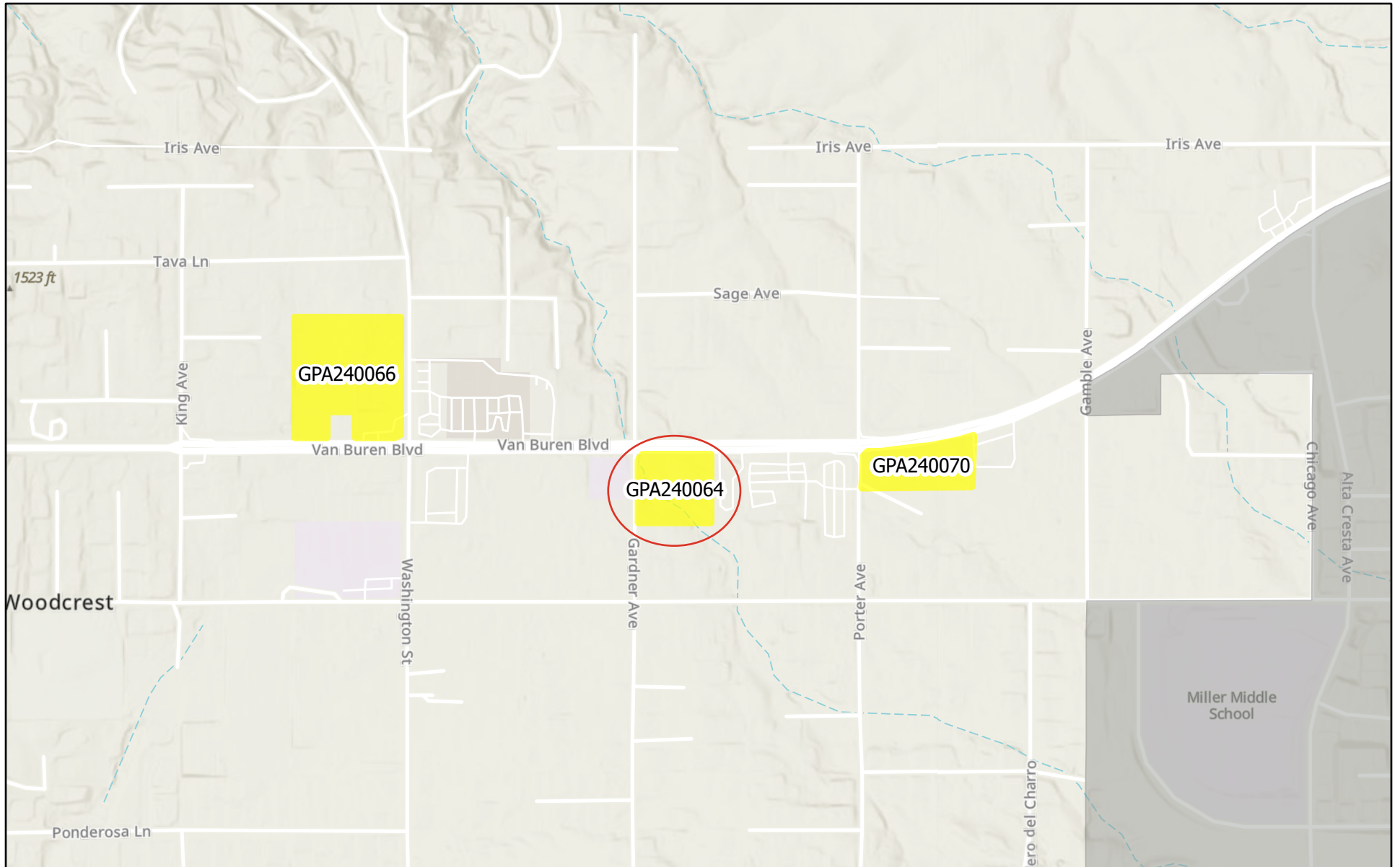


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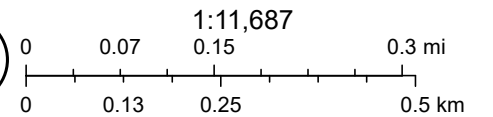


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 FGPA Web Map

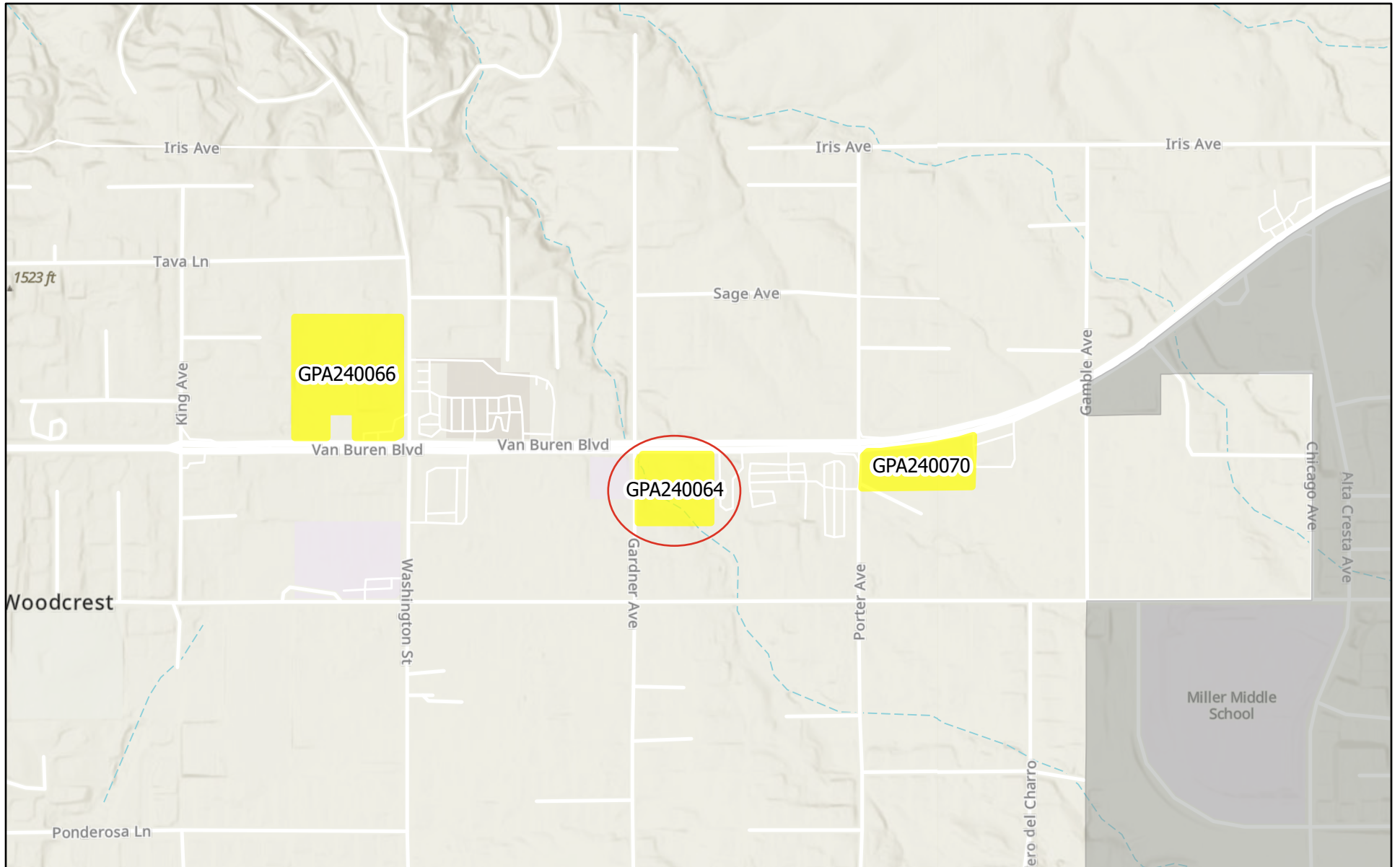
World Hillshade

 Cities - CITIES



Esri Community Maps Contributors, City of Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies.

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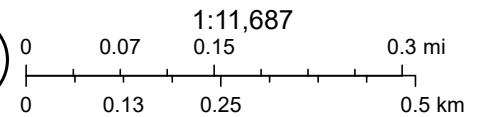


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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240064

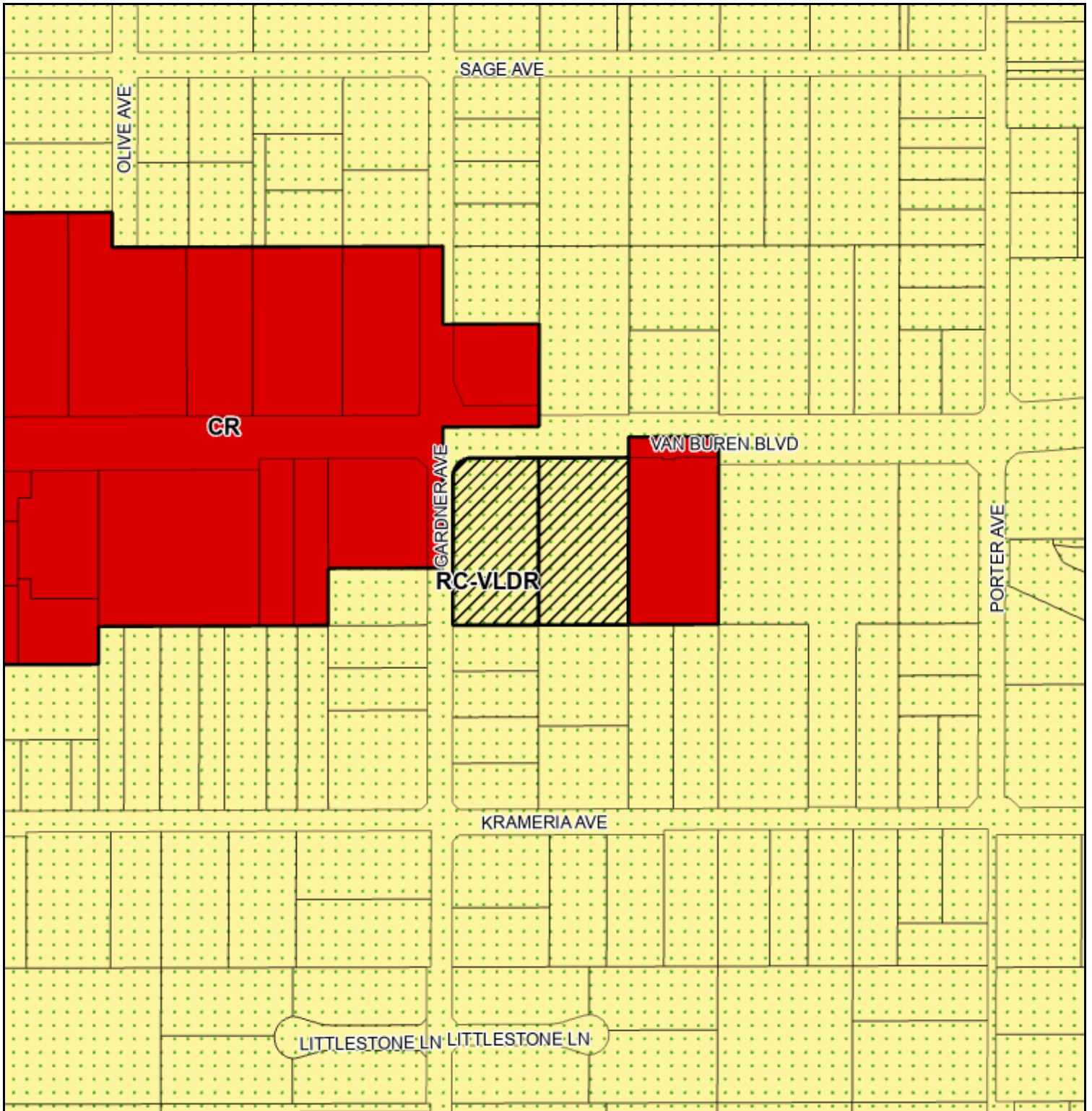
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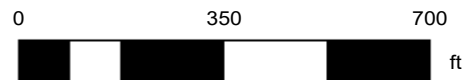
District: 2

Exhibit: 5



Zoning Area/District: WOODCREST

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240064

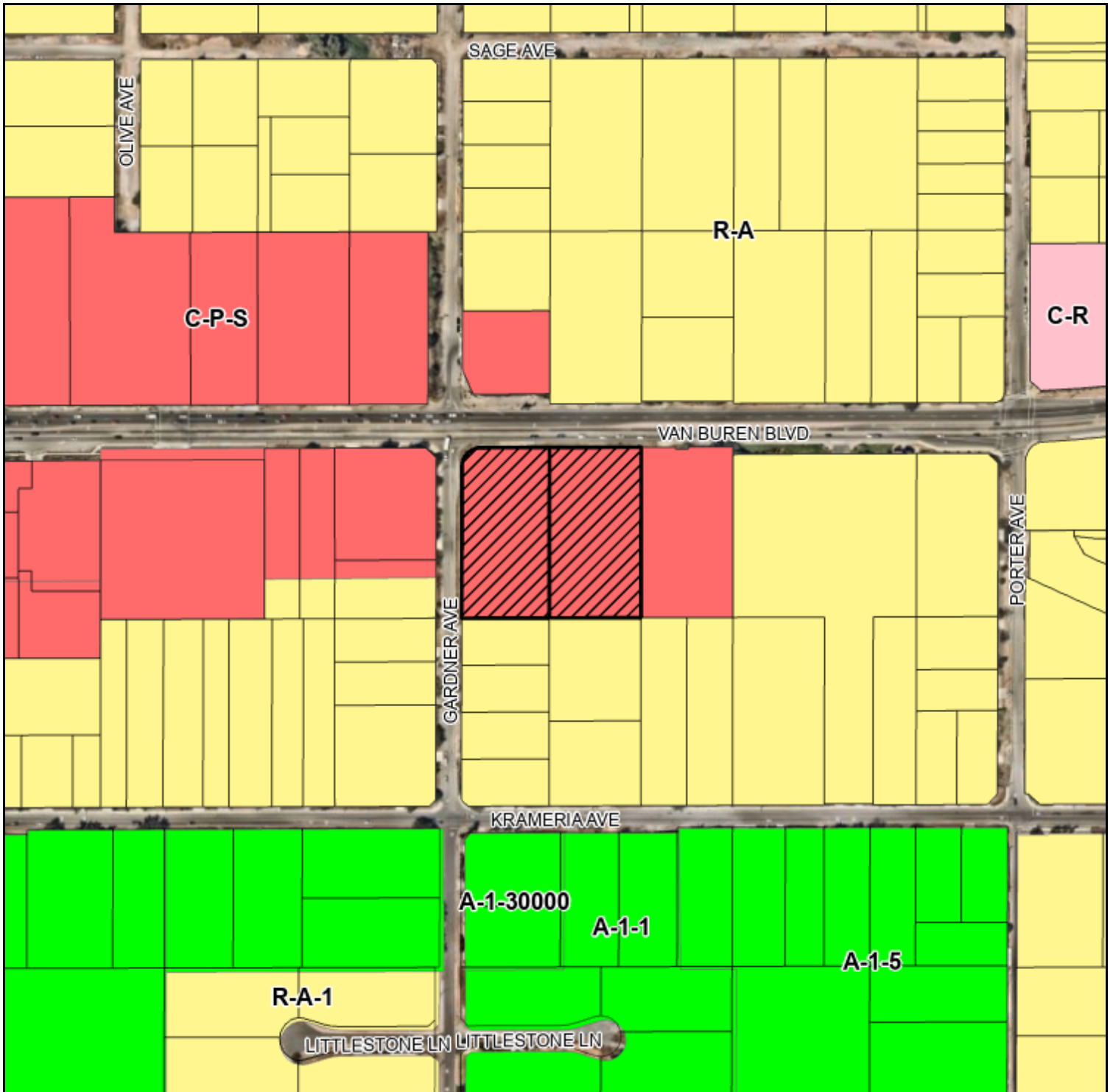
EXISTING ZONING

Supervisor: KAREN SPIEGEL

Date: 8-29-2024

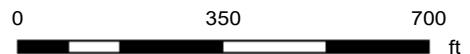
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Exhibit: 2



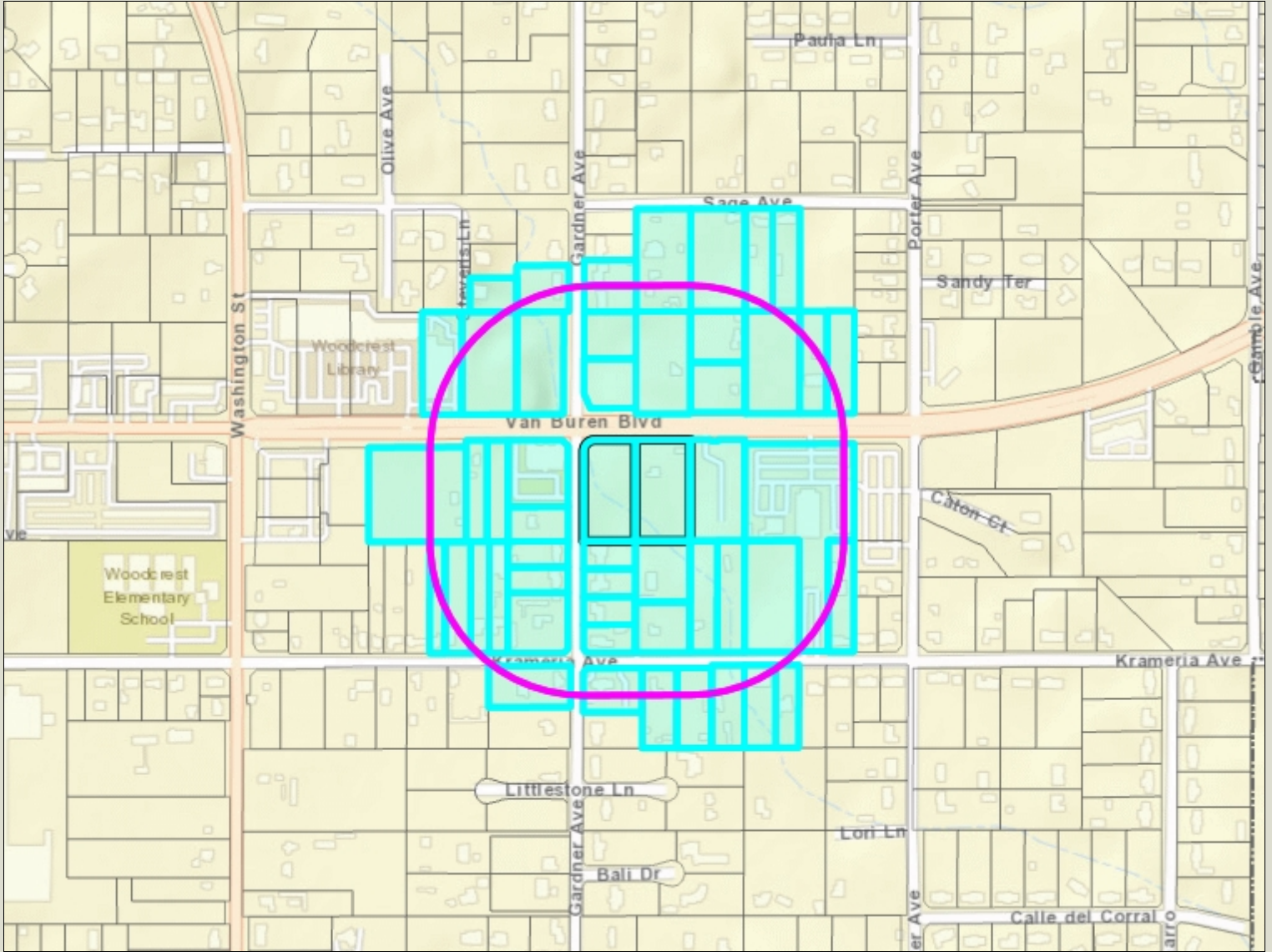
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GPA240064



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

**Notes**  
600 Ft Mailing Radius



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TERRENCE A. MAGUIRE  
16220 STEVENS LN  
RIVERSIDE CA 92504

274030014  
RANDAL LEE HECHT  
16231 GARDNER AVE  
RIVERSIDE CA 92504

274030018  
SANDS PARAGON MANAGEMENT  
P O BOX 17358  
ANAHEIM CA 92817

274030019  
SYBC  
4568 W 1ST ST # 307  
LOS ANGELES CA 90004

274030020  
K Y K  
2142 NW 20TH ST  
MIAMI FL 33142

274040012  
ANDREA ALVAREZ  
17146 KRAMERIA AVE  
RIVERSIDE CA 92504

274040013  
WOODCREST COMMUNITY CLUB  
17156 KRAMERIA AVE  
RIVERSIDE CA 92504

274040014  
ARNOLD L E LLOYD  
17160 KRAMERIA AVE  
RIVERSIDE CA 92504

274040015  
THOMAS A. MCCOY  
31971 CALLE CABALLOS  
TEMECULA CA 92592

274040016  
JOYCE A. WESCHE  
498 HUDSON LN  
VICTOR MT 59875

274040017  
ANN PATTINSON  
16365 GARDNER AVE  
RIVERSIDE CA 92504

274040018  
SOMERSET INC  
14400 METCALF AVE  
OVERLAND PARK KS 66223

274040019  
TIMOTHY J. OLSON  
17157 VAN BUREN BLVD  
RIVERSIDE CA 92504

274040023  
JULIO R. SALAS  
16455 GARDNER AVE  
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274040024  
LIDIA SAMU  
17240 KRAMERIA AVE  
RIVERSIDE CA 92504

274040053  
REALTY INCOME PROPERTIES 11  
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SAN DIEGO CA 92130

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HECTOR CABALLERO  
16210 GARDNER AVE  
RIVERSIDE CA 92504

274060004  
JUSTIN LEE FOX SMITH  
16230 GARDNER AVE  
RIVERSIDE CA 92504

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DE GONZALEZ CRISTINA PADRON  
LIVING TRUST 8/16/2023  
17307 SAGE AVE  
RIVERSIDE CA 92504

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PAUL GOMBER  
17355 SAGE AVE  
RIVERSIDE CA 92504

274060015  
NHO XUAN LE  
17440 VAN BUREN BLVD  
RIVERSIDE CA 92504

274060016  
WILLIS G. MOORE  
17408 VAN BUREN BLVD  
RIVERSIDE CA 92504

274060018  
RICHARD HERGENREDER  
17354 SAGE AVE  
RIVERSIDE CA 92504

274060019  
PHAM PD FAMILY 2021 PD TRUST DTD  
6/26/21  
15987 WASHINGTON ST  
RIVERSIDE CA 92504

274060020  
MYLES CUE  
3380 LA SIERRA AVE # 104-176  
RIVERSIDE CA 92503

274060021  
LARRY EUGENE MCCRAY  
16250 GARDNER AVE  
RIVERSIDE CA 92504

274060027  
DANIEL MARTINI  
17375 SAGE AVE  
RIVERSIDE CA 92504

274060028  
MICHAEL J. TOMAS  
17399 SAGE AVE  
RIVERSIDE CA 92504

274060029  
16270 GARDNER AVENUE CARWASH RE  
222 S 15TH ST STE 1404S  
OMAHA NE 68102

274070001  
KEVIN THANH DOAN  
PO BOX 8338  
HUNTINGTON BEACH CA 92615

274070003  
ABCB PROPERTIES  
1880 MORA AVE  
SANTA YNEZ CA 93460

274070011  
ROSALINA QUINTERO  
17460 KRAMERIA AVE  
RIVERSIDE CA 92504

274070013  
SANDALS CHURCH  
150 PALMYRITA AVE  
RIVERSIDE CA 92507

274070017  
TSUNG HUANG LIANG  
16428 GARDNER AVE  
RIVERSIDE CA 92504

274070018  
MURIEL L. JOHNSON  
16450 GARDNER AVE  
RIVERSIDE CA 92504

274070019  
FLORES RICARDO & PETRA FAMILY  
TRUST DATED 12/30/2019  
7037 HAWARDEN DR  
RIVERSIDE CA 92506

274070020  
ROGER D. SCHNABEL  
17260 KRAMERIA AVE  
RIVERSIDE CA 92504

274070026  
RICHARDO MENDEZ  
17350 KRAMERIA AVE  
RIVERSIDE CA 92504

274070027  
MARGERY M. NELSON  
17340 KRAMERIA AVE  
RIVERSIDE CA 92504

274070030  
LUIS C. PEREZ  
17316 KRAMERIA AVE  
RIVERSIDE CA 92504

274070031  
MINH TAM THI LE  
9966 DEBIOIS AVE  
FOUNTAIN VALLEY CA 92708

274160006  
JOHN T. SOMMERS  
7895 MISSION GROVE PKY S STE A1  
RIVERSIDE CA 92508

274190004  
P VERA HILLS  
17345 KRAMERIA AVE  
RIVERSIDE CA 92504

274190005  
GUSTAVO ARAGON  
17355 KRAMERIA AVE  
RIVERSIDE CA 92504

274190006  
CLABAUGH FAMILY LIVING TRUST DTD  
01/26/24  
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RIVERSIDE CA 92504

274190023  
GUILLERMO CARRILLO  
17301 KRAMERIA AVE  
RIVERSIDE CA 92504

274190024  
P VERA HILLS  
17325 KRAMERIA AVE  
RIVERSIDE CA 92504

274190029  
OCTAVIO R. CARDENAS  
17291 KRAMERIA AVE  
RIVERSIDE CA 92504

Juana Perez  
17316 Krameria Avenue, Riverside CA 92504 – (951) 427-6549 – [jcastillo212@yahoo.com](mailto:jcastillo212@yahoo.com)

September 23, 2025

Kimberly A. Rector  
Clerk of the Board  
4080 Lemon Street, 1<sup>st</sup> Floor.  
P.O. Box 1147  
Riverside, CA 92502-1147

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2025 SEP 26 AM 10:15

Dear Ms. Rector,

I received the Notice of Public Hearing on Friday the 19<sup>th</sup> of September, and I have a few concerns, that must be address to this meeting. It is not only the untouched wilderness view that faces the north end of my property that could be impacted and destroyed by new construction, but mostly and more important it is the flora and fauna that live in that corner South of Van Buren Blvd and East of Gardner Ave. My other real concern is flooding possibilities that can occur during the rainy season. Also, the thought of having strangers lurking around the back of my property, where my grandkids play is very concerning.

My family and I have lived in our home for 20 years. We have enjoyed the natural beauty of the untouched landscape for a long time. But, little by little with the new storm drains, the landscape has changed. Our property is fenced in, and my grandkids like to play outside a lot. The kids refer to the other side of the north fence of our lot as “the forest”. They were immensely devastated when they learned of the proposed project. Their “forest” is going down!

The forest is home to different kinds of trees, including Peppertrees, Fan Palms, Ash Trees, and others. Also, there is wildlife that lives there including skunks, racoons, squirrels, and opossums. We have seen coyotes and foxes at different times too. The barn owls, falcons, and all kinds of other birds that find their nests in those trees will be displaced. It is hard to swallow what we are doing to nature.

The other concert is the flooding with the arroyo that is created every winter with the rains. The water flows thru my property from the north of Krameria Avenue, and exits at the northwest corner of my property, and runs through the lot of the proposed project down to the storm drain off Van Buren Blvd. My property slopes down as it gets closer to my north fence where the proposed project begins. The water always finds its way, so how will the water run through out of my property if something is blocking it? I need a realistic answer for this.

Also, I am concerned for strangers lurking in. I do not have the possibilities to install surveillance cameras to keep watch. Please tell me how will my property be protected from intruders on your side? Should I be concerned about my grandkids playing outside?

Thank you for taking the time to read my concerns. Please reach out to me by phone or email if you have any questions.

Respectfully,

*Juana Perez*

J PEREZ  
17316 KRAMERIA AVE.  
RIVERSIDE CA 92502

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2025 SEP 26 AM 10:15

SN BERNARDINO CA 923

24 SEP 2025 PM 4

775 ★ 2025



Clerk of the Board  
Kimberly A Rector  
4080 Lemon Street  
1st Floor  
Post Office Box 1147  
RIVERSIDE, CA 92502-1147

92502-114747

**Flores, Kate**

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**From:** Acquia Mail  
**Sent:** Tuesday, October 7, 2025 8:22 AM  
**To:** Clerk of the Board  
**Subject:** Public Comments Web Submission



**The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.**

**Thank you,  
Riverside County Clerk of the Board**

Submitted on October 7, 2025

Submitted values are:

**First Name**

Ivanna

**Last Name**

Uriarte

**Phone**

7607995418

**Agenda Date**

10/07/2025

**Agenda Item # or Public Comment**

21.1

**State your position below**

Support

**Comments**

Good morning, Board of Supervisors.

My name is Ivanna Uriarte, and I'm a Housing and Land Use Policy Advocate with Leadership Counsel for

Justice and Accountability.

I want to express support for Item 21.1, approving the issuance of tax-exempt revenue bonds through the California Municipal Finance Authority to support Caritas Affordable Housing's projects, including the rebuilding of Shady Lane Mobile Home Park in Thermal.

This investment is a critical step toward addressing the urgent housing needs in the ECV. Residents have been calling for safe, affordable, and dignified housing for years, and rebuilding Shady Lane is an opportunity to help meet that need. Projects like this not only preserve affordability but also ensure that families, especially those impacted by ongoing issues at Oasis Mobile Home Park have the chance to live in healthy, stable communities close to schools, jobs, and essential services. I also want to uplift the importance of ensuring that, if possible, Shady Lane can provide housing opportunities for Oasis Mobile Home Park residents as well.

Thank you for your time and consideration.

52x2=104



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
TLMA Director

DATE: 09/12/2025

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department (BOS Date 10/07/2025)

MT #: 27074

**TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. GPA240064 (GPA240064) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a project consisting of a public storage facility. 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 GPA240064 is initiated by the Board of Supervisors. – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Existing Zoning: C-P-S (Scenic Highway Commercial) – Existing Land Use: Very Low Density Residential (RC: VLDR) – Location: north of Krameria Ave, east of Gardner Ave, south of Van Buren Blvd, and west of Porter Ave – APN(s): 274-070-001 and 274-070-002 – 3.76 Gross Acres– Planning Contact: Krista Mason at [KMason@rivco.org](mailto:KMason@rivco.org) or (951) 955-1722 – District 2 [Applicant Fees 100%]

**General Plan Advisory Committee** hearing on **October 21, 2024**. The final result of the Committee's discussion of the initiation is: **Support: 3, Against: 0, Neutral: 0, Absent: 2**.

**Planning Commission** hearing on **November 20, 2024**. The final result of the Commission's discussion of the initiation is: **Support: 4, Against: 0, Neutral: 0, Absent: 1**

**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:**  
( None )

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

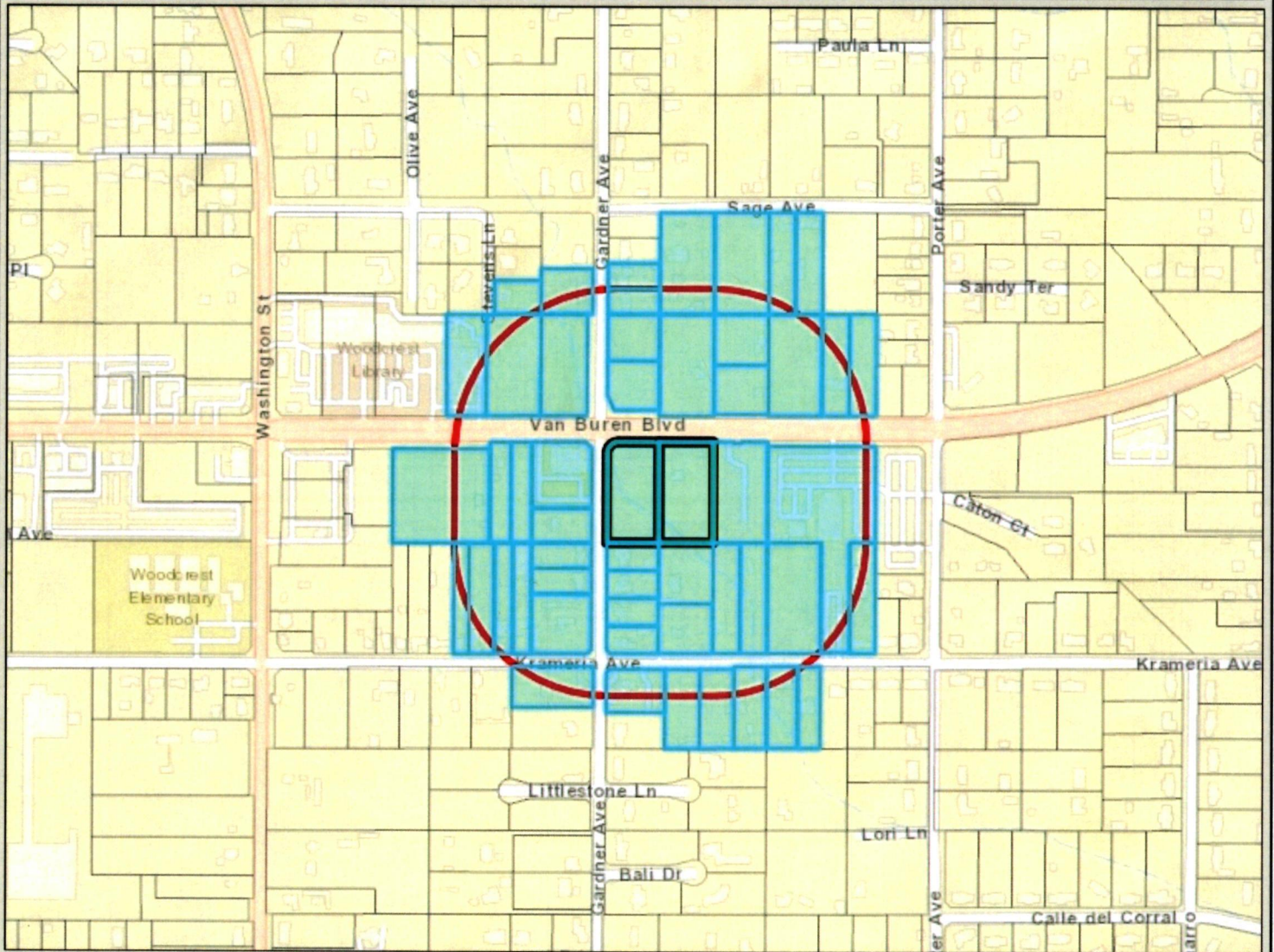
Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

RECEIVED/RIVERSIDE COUNTY  
AGENCY/PLANNING DEPARTMENT  
CLERK OF SUPERVISORS DIVISION  
2025 SEP 15 PM 9:38

221

# GPA240064

## Riverside County GIS Mailing Labels



### Legend

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

### Notes

600FT RADIUS



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

REPORT PRINTED ON...9/12/2025 3:22:16 PM

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240064  
IN THE SECOND SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 7, 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. 240064**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a project consisting of a public storage facility. 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 GPA240064 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 274-070-001 and 274-070-002. This proposed project is located: north of Krameria Ave, east of Gardner Ave, south of Van Buren Blvd, and west of Porter Ave in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240064 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240064 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 KRISTA MASON, PROJECT PLANNER, AT (951) 955-1722 OR EMAIL [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG)

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

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

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

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

Dated: September 17, 2025

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

**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240064 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL SEGUNDO DISTRITO DE SUPERVISIÓN**

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 7 de octubre de 2025** a las 10:00 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240064 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240064 para cambiar el Componente de Cimentación del Plan General de dos (2) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) a Desarrollo Comunitario: Minorista Comercial (CD: CR), para permitir la presentación de una solicitud para un proyecto que consiste en una instalación de almacenamiento público. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240064 propuesto. La Enmienda al Plan General se encuentra en APN(s): 274-070-001 y 274-070-002. Este proyecto propuesto está ubicado: al norte de Krameria Ave, al este de Gardner Ave, al sur de Van Buren Blvd, y al oeste de Porter Ave en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240064 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240064 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON KRISTA MASON, PLANIFICADOR DEL PROYECTO, AL (951) 955-1722 O ENVÍE UN CORREO ELECTRÓNICO A [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG)

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

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

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

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

Fecha: 16 de septiembre de 2025

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

274030012  
TERRENCE A. MAGUIRE  
16220 STEVENS LN  
RIVERSIDE CA 92504

274030014  
HECHT RANDAL LEE FAMILY TRUST DTD  
05/28/24  
29109 RAMBLING BROOK DR  
MENIFEE CA 92585

274030018  
SANDS PARAGON MANAGEMENT  
P O BOX 17358  
ANAHEIM CA 92817

274030019  
SYBC  
4568 W 1ST ST # 307  
LOS ANGELES CA 90004

274030020  
K Y K  
2142 NW 20TH ST  
MIAMI FL 33142

274040012  
ANDREA ALVAREZ  
17146 KRAMERIA AVE  
RIVERSIDE CA 92504

274040013  
WOODCREST COMMUNITY CLUB  
17156 KRAMERIA AVE  
RIVERSIDE CA 92504

274040014  
ARNOLD L E LLOYD  
17160 KRAMERIA AVE  
RIVERSIDE CA 92504

274040015  
THOMAS A. MCCOY  
31971 CALLE CABALLOS  
TEMECULA CA 92592

274040016  
MARIE JILL OTTO  
PO BOX 51418  
RIVERSIDE CA 92517

274040017  
ANN PATTINSON  
16365 GARDNER AVE  
RIVERSIDE CA 92504

274040018  
RIVER SPRINGS FACILITIES IV  
27740 JEFFERESON AVE  
TEMECULA CA 92590

274040019  
TIMOTHY J. OLSON  
17157 VAN BUREN BLVD  
RIVERSIDE CA 92504

274040020  
OLSON TIMOTHY J ESTATE OF  
1726 PRINCE ALBERT DR  
RIVERSIDE CA 92507

274040023  
JULIO R. SALAS  
16455 GARDNER AVE  
RIVERSIDE CA 92504

274040024  
LIDIA SAMU  
17240 KRAMERIA AVE  
RIVERSIDE CA 92504

274040053  
REALTY INCOME U S CORE PLUS 3 LP  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130

274060003  
HECTOR CABALLERO  
16210 GARDNER AVE  
RIVERSIDE CA 92504

274060004  
JUSTIN LEE FOX SMITH  
16230 GARDNER AVE  
RIVERSIDE CA 92504

274060005  
DE GONZALEZ CRISTINA PADRON LIVING  
TRUST 8/16/2023  
17307 SAGE AVE  
RIVERSIDE CA 92504

274060006  
PAUL GOMBER  
17355 SAGE AVE  
RIVERSIDE CA 92504

274060015  
NHO XUAN LE  
17440 VAN BUREN BLVD  
RIVERSIDE CA 92504

274060016  
WILLIS G. MOORE  
17408 VAN BUREN BLVD  
RIVERSIDE CA 92504

274060017  
SOMEREST INC  
14400 METCALF AVE  
OVERLAND PARK KS 66223

274060018  
RICHARD HERGENREDER  
17354 SAGE AVE  
RIVERSIDE CA 92504

274060019  
PHAM PD FAMILY 2021 PD TRUST DTD  
6/26/21  
15987 WASHINGTON ST  
RIVERSIDE CA 92504

274060020  
MYLES CUE  
3380 LA SIERRA AVE # 104-176  
RIVERSIDE CA 92503

274060021  
LARRY EUGENE MCCRAY  
16250 GARDNER AVE  
RIVERSIDE CA 92504

274060027  
DANIEL MARTINI  
17375 SAGE AVE  
RIVERSIDE CA 92504

274060028  
MICHAEL J. TOMAS  
17399 SAGE AVE  
RIVERSIDE CA 92504

274060029  
16270 GARDNER AVENUE CARWASH RE  
222 S 15TH ST STE 1404S  
OMAHA NE 68102

274070001  
KEVIN THANH DOAN  
PO BOX 8338  
HUNTINGTON BEACH CA 92615

274070002  
KEVIN THANH DOAN  
PO BOX 8338  
HUNTINGTON BEACH CA 92615

274070003  
ABCB PROPERTIES  
1880 MORA AVE  
SANTA YNEZ CA 93460

274070011  
ROSALINA QUINTERO  
17460 KRAMERIA AVE  
RIVERSIDE CA 92504

274070013  
SANDALS CHURCH  
150 PALMYRITA AVE  
RIVERSIDE CA 92507

274070017  
TSUNG HUANG LIANG  
16428 GARDNER AVE  
RIVERSIDE CA 92504

274070018  
MURIEL L. JOHNSON  
16450 GARDNER AVE  
RIVERSIDE CA 92504

274070019  
FLORES RICARDO & PETRA FAMILY TRUST  
DATED 12/30/2019  
7037 HAWARDEN DR  
RIVERSIDE CA 92506

274070020  
ROGER D. SCHNABEL  
17260 KRAMERIA AVE  
RIVERSIDE CA 92504

274070026  
RICHARDO MENDEZ  
17350 KRAMERIA AVE  
RIVERSIDE CA 92504

274070027  
MARGERY M. NELSON  
17340 KRAMERIA AVE  
RIVERSIDE CA 92504

274070030  
LUIS C. PEREZ  
17316 KRAMERIA AVE  
RIVERSIDE CA 92504

274070031  
MINH TAM THI LE  
9966 DEBIOIS AVE  
FOUNTAIN VALLEY CA 92708

274070035  
SANDALS CHURCH  
150 PALMYRITA AVE  
RIVERSIDE CA 92507

274160006  
JOHN T. SOMMERS  
7895 MISSION GROVE PKY S STE A1  
RIVERSIDE CA 92508

274190004  
P VERA HILLS  
17345 KRAMERIA AVE  
RIVERSIDE CA 92504

274190005  
GUSTAVO ARAGON  
17355 KRAMERIA AVE  
RIVERSIDE CA 92504

274190006  
CLABAUGH FAMILY LIVING TRUST DTD  
01/26/24  
17375 KRAMERIA AVE  
RIVERSIDE CA 92504

274190023  
GUILLERMO CARRILLO  
17301 KRAMERIA AVE  
RIVERSIDE CA 92504

274190024  
P VERA HILLS  
17325 KRAMERIA AVE  
RIVERSIDE CA 92504

274190029  
OCTAVIO R. CARDENAS  
17291 KRAMERIA AVE  
RIVERSIDE CA 92504

C  
F  
E  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240064 IN THE SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 7, 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. 240064**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a project consisting of a public storage facility. 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 GPA240064 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 274-070-001 and 274-070-002. This proposed project is located: north of Krameria Ave, east of Gardner Ave, south of Van Buren Blvd, and west of Porter Ave in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240064 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240064 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 KRISTA MASON, PROJECT PLANNER, AT (951) 955-1722 OR EMAIL [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG)

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

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

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

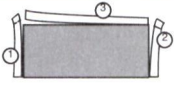
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: September 17, 2025

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

8549033 8549080

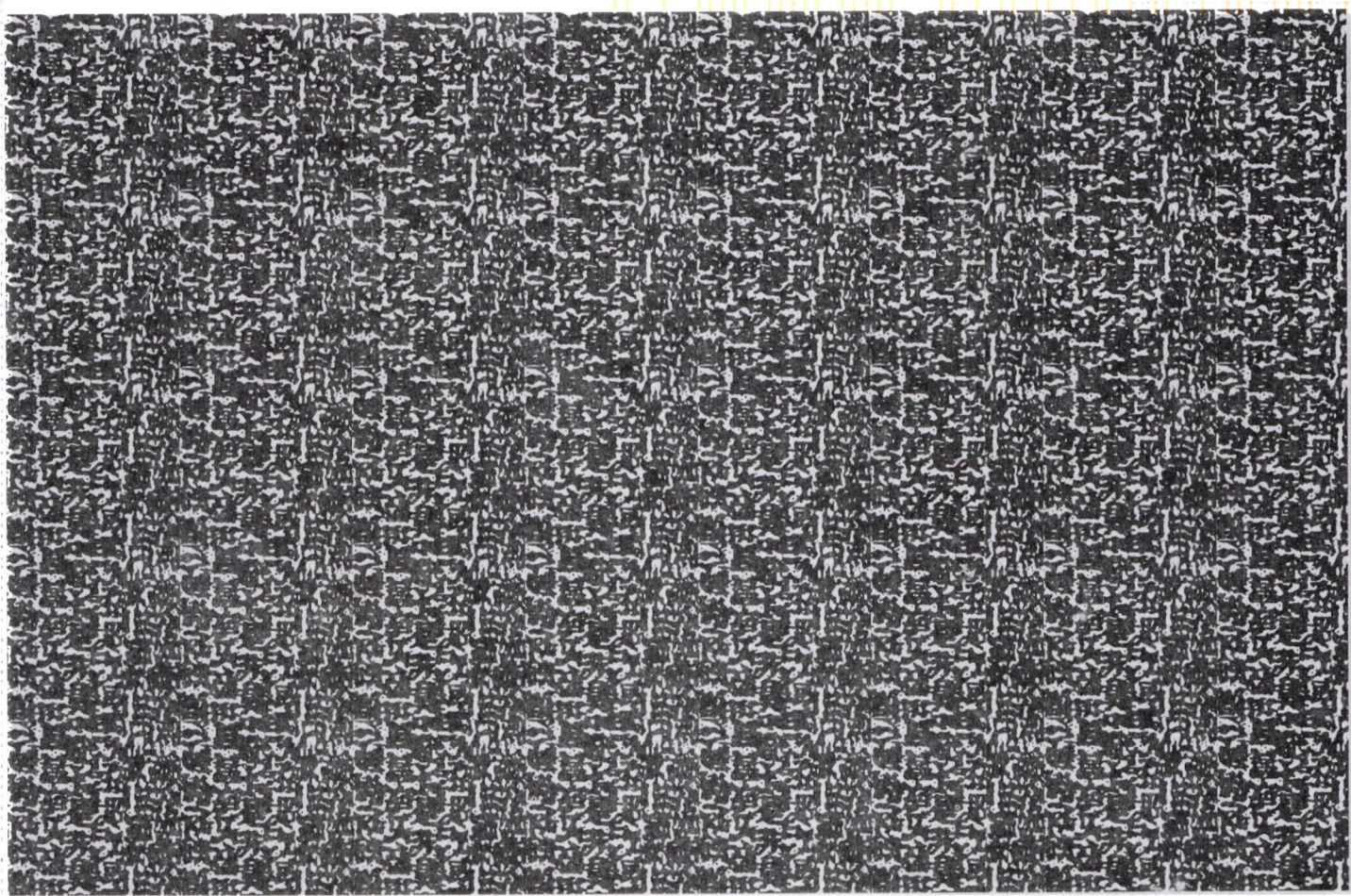
PSEMPV



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, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

**PUBLIC HEARING NOTICE**  
*This may affect your property*

FIRST-CLASS  
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PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68<sup>6</sup>  
02 7W  
0008041315 SEP 17 2025

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

*AMR*

274040013  
WOODCREST COMMUNITY CLUB  
17156 KRAMERIA AVE  
RIVERSIDE CA 92504

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2025 SEP 23 AM 11:36

NIXIE 911 DE 1266 0000/10/25

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

BC: 92502114747 \*2252-02107-19-23

92502114747

C

**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240064 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL SEGUNDO DISTRITO DE SUPERVISIÓN**

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 7 de octubre de 2025** a las 10:00 a. m. o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240064 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240064 para cambiar el Componente de Cimentación del Plan General de dos (2) parcelas de Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) a Desarrollo Comunitario: Minorista Comercial (CD: CR), para permitir la presentación de una solicitud para un proyecto que consiste en una instalación de almacenamiento público. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240064 propuesto. La Enmienda al Plan General se encuentra en APN(s): 274-070-001 y 274-070-002. Este proyecto propuesto está ubicado: al norte de Krameria Ave, al este de Gardner Ave, al sur de Van Buren Blvd, y al oeste de Porter Ave en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240064 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240064 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON KRISTA MASON, PLANIFICADOR DEL PROYECTO, AL (951) 955-1722 O ENVÍE UN CORREO ELECTRÓNICO A [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG)

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

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

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

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

Fecha: 16 de septiembre de 2025

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

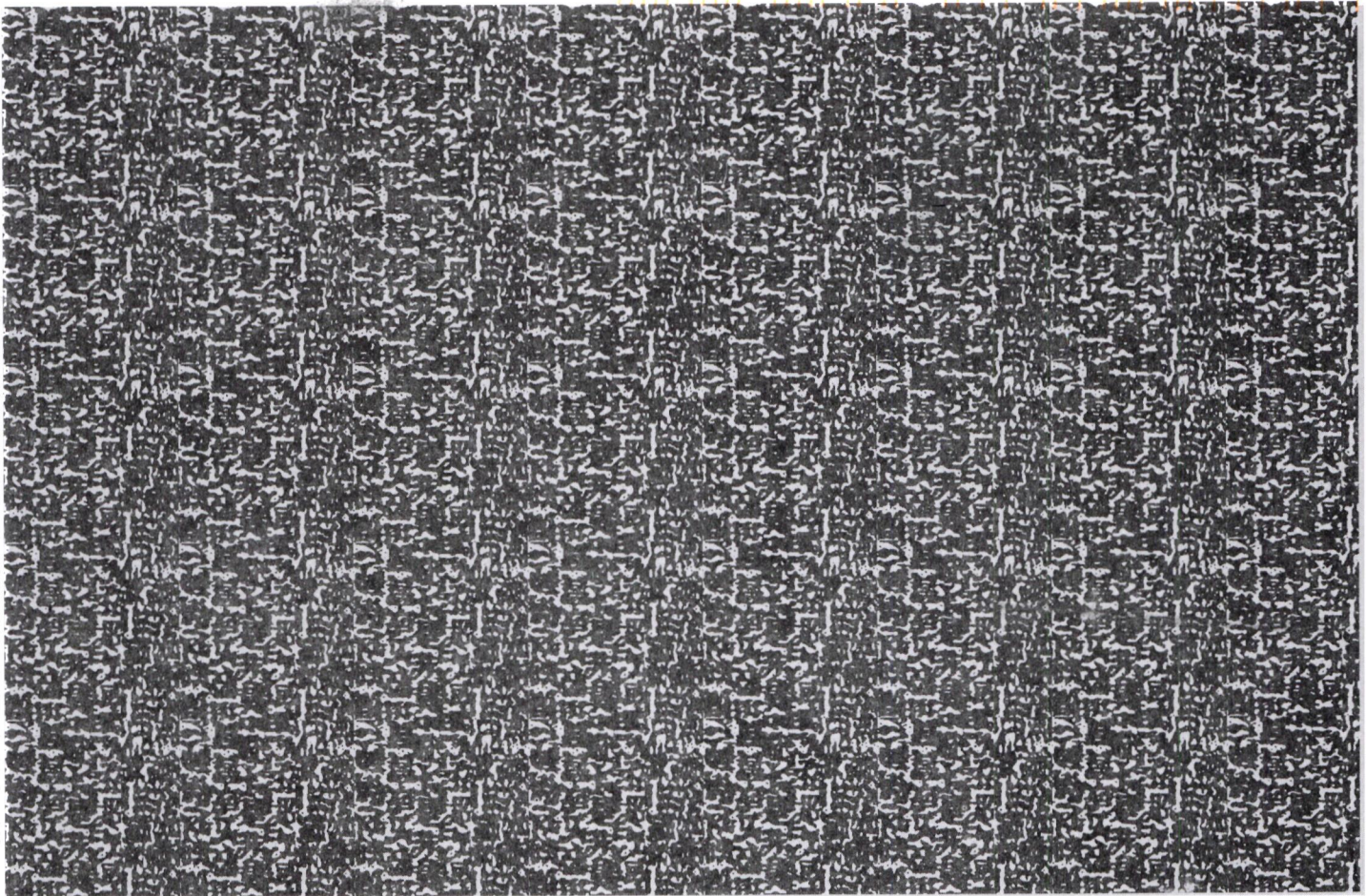
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VISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240064 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

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El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240064 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240064 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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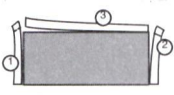
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Fecha: 16 de septiembre de 2025

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

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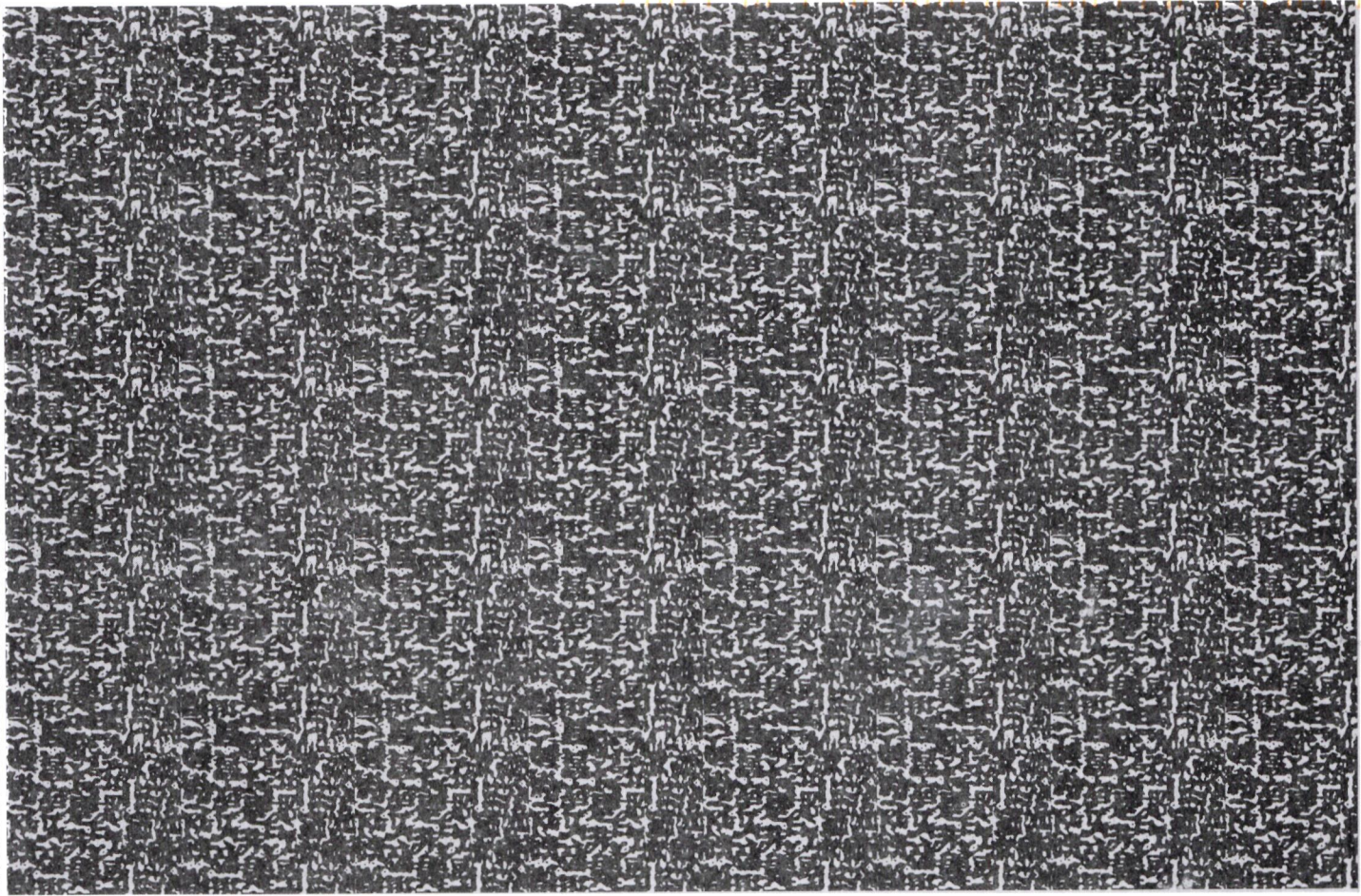
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240064 IN THE SECOND SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 7, 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. 240064**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240064 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a project consisting of a public storage facility. 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 GPA240064 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 274-070-001 and 274-070-002. This proposed project is located: north of Krameria Ave, east of Gardner Ave, south of Van Buren Blvd, and west of Porter Ave in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240064 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240064 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 KRISTA MASON, PROJECT PLANNER, AT (951) 955-1722 OR EMAIL [KMASON@RIVCO.ORG](mailto:KMASON@RIVCO.ORG)

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

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

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

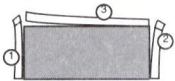
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: September 17, 2025

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

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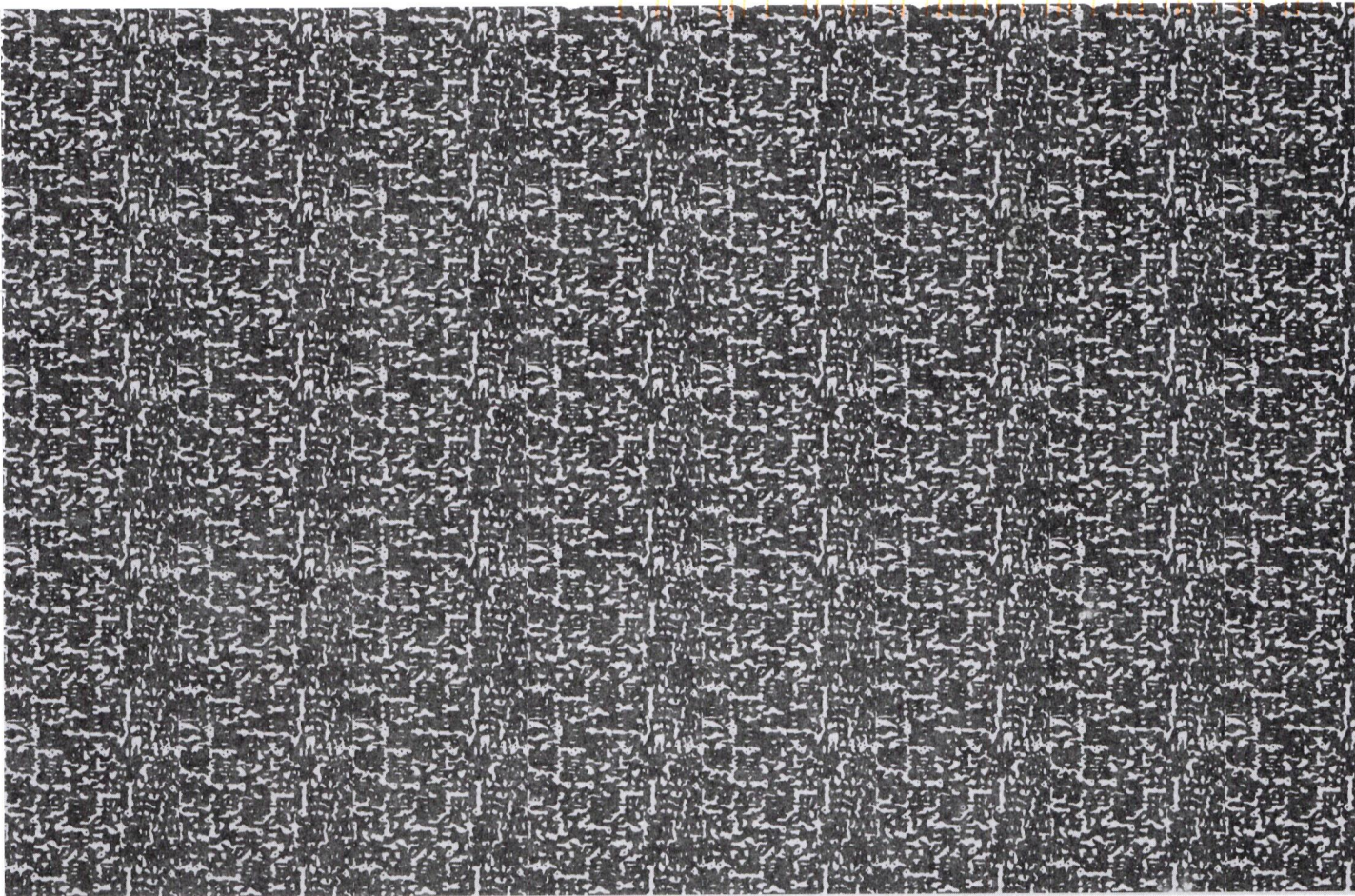
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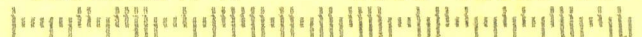
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Juana Perez  
17316 Krameria Avenue, Riverside CA 92504 – (951) 427-6549 – Jcastillo212@yahoo.com

September 23, 2025

Kimberly A. Rector  
Clerk of the Board  
4080 Lemon Street, 1<sup>st</sup> Floor.  
P.O. Box 1147  
Riverside, CA 92502-1147

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Dear Ms. Rector,

I received the Notice of Public Hearing on Friday the 19<sup>th</sup> of September, and I have a few concerns, that must be address to this meeting. It is not only the untouched wilderness view that faces the north end of my property that could be impacted and destroyed by new construction, but mostly and more important it is the flora and fauna that live in that corner South of Van Buren Blvd and East of Gardner Ave. My other real concern is flooding possibilities that can occur during the rainy season. Also, the thought of having strangers lurking around the back of my property, where my grandkids play is very concerning.

My family and I have lived in our home for 20 years. We have enjoyed the natural beauty of the untouched landscape for a long time. But, little by little with the new storm drains, the landscape has changed. Our property is fenced in, and my grandkids like to play outside a lot. The kids refer to the other side of the north fence of our lot as “the forest”. They were immensely devastated when they learned of the proposed project. Their “forest” is going down!

The forest is home to different kinds of trees, including Peppertrees, Fan Palms, Ash Trees, and others. Also, there is wildlife that lives there including skunks, racoons, squirrels, and opossums. We have seen coyotes and foxes at different times too. The barn owls, falcons, and all kinds of other birds that find their nests in those trees will be displaced. It is hard to swallow what we are doing to nature.

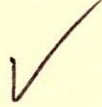
The other concert is the flooding with the arroyo that is created every winter with the rains. The water flows thru my property from the north of Krameria Avenue, and exits at the northwest corner of my property, and runs through the lot of the proposed project down to the storm drain off Van Buren Blvd. My property slopes down as it gets closer to my north fence where the proposed project begins. The water always finds its way, so how will the water run through out of my property if something is blocking it? I need a realistic answer for this.

Also, I am concerned for strangers lurking in. I do not have the possibilities to install surveillance cameras to keep watch. Please tell me how will my property be protected from intruders on your side? Should I be concerned about my grandkids playing outside?

Thank you for taking the time to read my concerns. Please reach out to me by phone or email if you have any questions.

Respectfully,

*Juana Perez*



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.

Applicant

SPEAKER'S NAME: Mitch Arkison

Address: 6879 Airport Dr.

City: RIVERSIDE Zip: 92504

Phone #: 951-688-0241

Date: 10-7-2025 Agenda # ~~49~~ 22.1

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.