

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



ITEM: 22.2
(ID # 27075)

MEETING DATE:

Tuesday, October 07, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space: Conservation Habitat (OS: CH) to Community Development: Commercial Tourist (CD: CT), to allow for submittal of an application of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games. 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 GPA240044 is initiated by the Board of Supervisors. – Second Supervisorial District – Lake Mathews District – Lake Mathews / Woodcrest Area Plan – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Existing Zoning: A-1 (Light Agriculture) and R-A (Residential Agriculture) – Existing Land Use: Conservation Habitat (OS: CH) – Location: north of Silverton Ct., east of Eagle Canyon Rd., south of La Sierra Ave., and west of La Sierra Ave. – APN(s): 278-210-016 and 278-210-022 – 36.09 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. 240044 (GPA240044)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240044 (GPA240044)** and requiring the applicant submit to the County the project within 6 months.

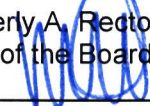
ACTION:Policy


Rania Odenbaugh, TLMA Director 9/30/2025

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. 240044 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**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240044 (GPA240044) is a proposal to amend the project site's Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Commercial Tourist (CT), on two parcels, totaling 36.09 gross acres.

The two parcels are located north of Silverton Court, east of Eagle Canyon Road, south of La Sierra Avenue, west of La Sierra 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 (GPA240044) 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

GPA240044 is a proposal to change the Foundation Component Land Use Designation from Open Space: Conservation Habitat (OS:CH) to Community Development: Commercial Tourist (CD: CT). The parcels are not located in a policy or overlay.

If the initiation for GPA240044 is approved, the applicant intends to apply for an implementing project consisting of the preparation and processing of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The proposed Commercial Tourist (CD-CT) Land Use Designation allows for tourist related commercial uses including hotels, golf courses, and recreation/amusement activities.

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

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 2400 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240044 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 would be a nice addition to the region.

After discussion, the committee closed the public hearing.

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

Support: 3rd, 5th Districts

Against:

Neutral: 2nd District

Not Present: 1st, 4th Districts

Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 230008 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.

An applicant's representative spoke in favor of the project. One neighbor spoke in opposition to the project.

After discussion, the committee closed the public hearing.

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

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

Against:

Neutral:

Not Present: 3rd District

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

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

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

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

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



Jason Farin, Principal Policy Analyst 9/30/2025



Braden Holly, Deputy County Counsel 9/29/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

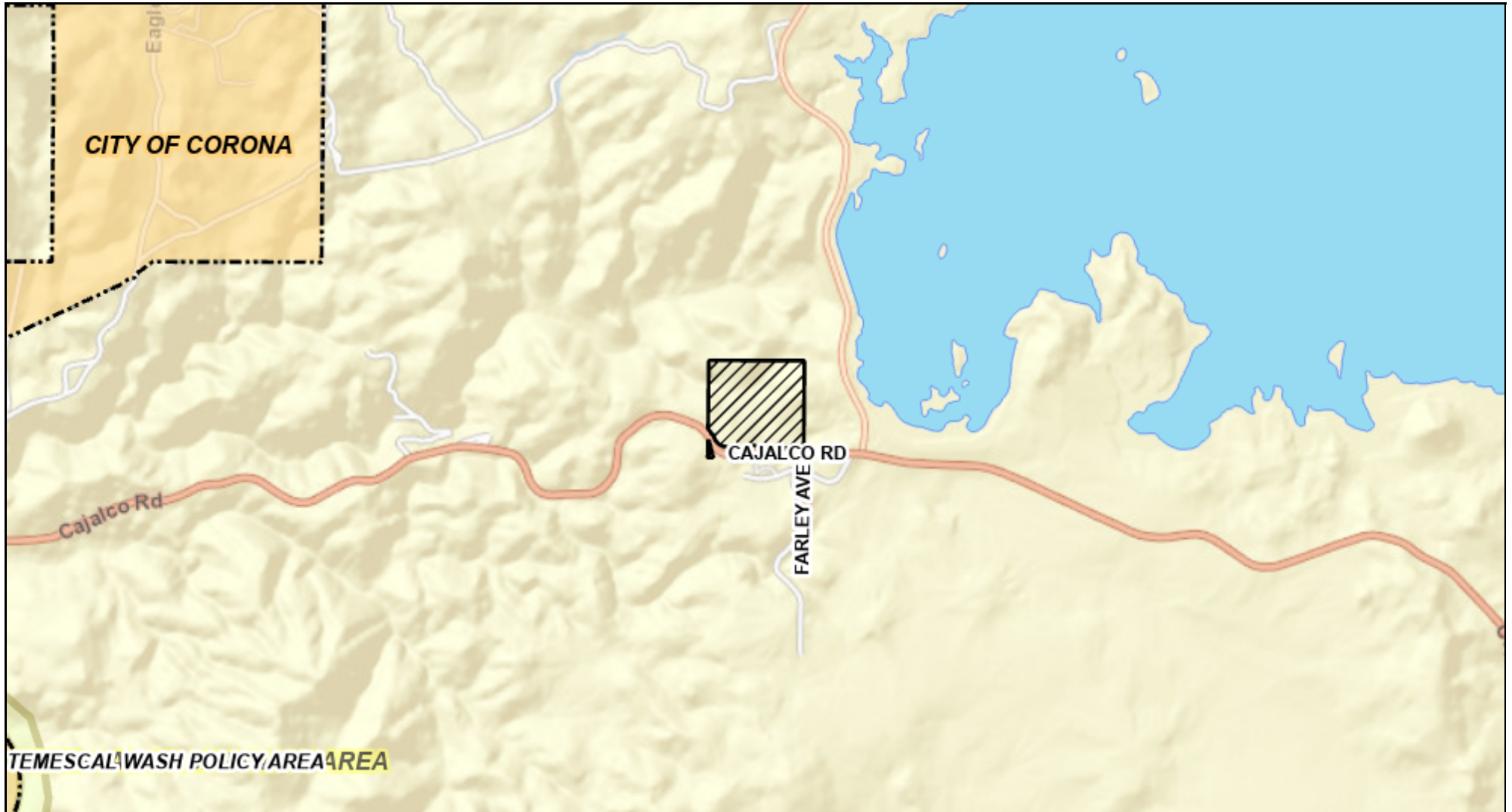
GPA240044

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

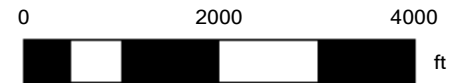
District: 2

Date: 9-12-2025



Zoning Area/District: LAKE MATHEWS

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

GPA240044

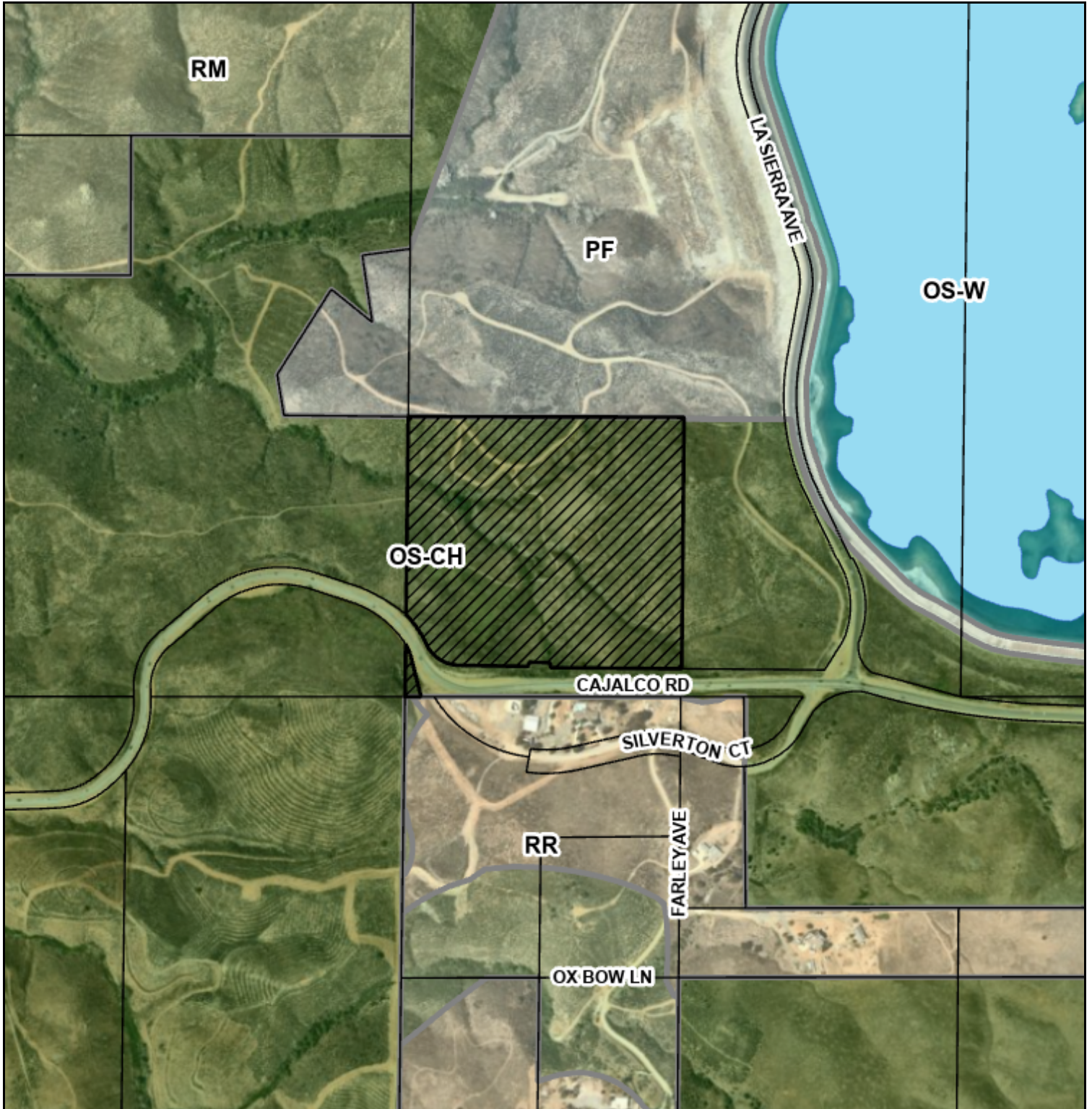
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

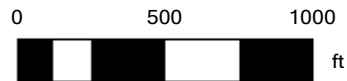
Date: 9-12-2025

Exhibit: 5



Zoning Area/District: LAKE MATHEWS

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240044

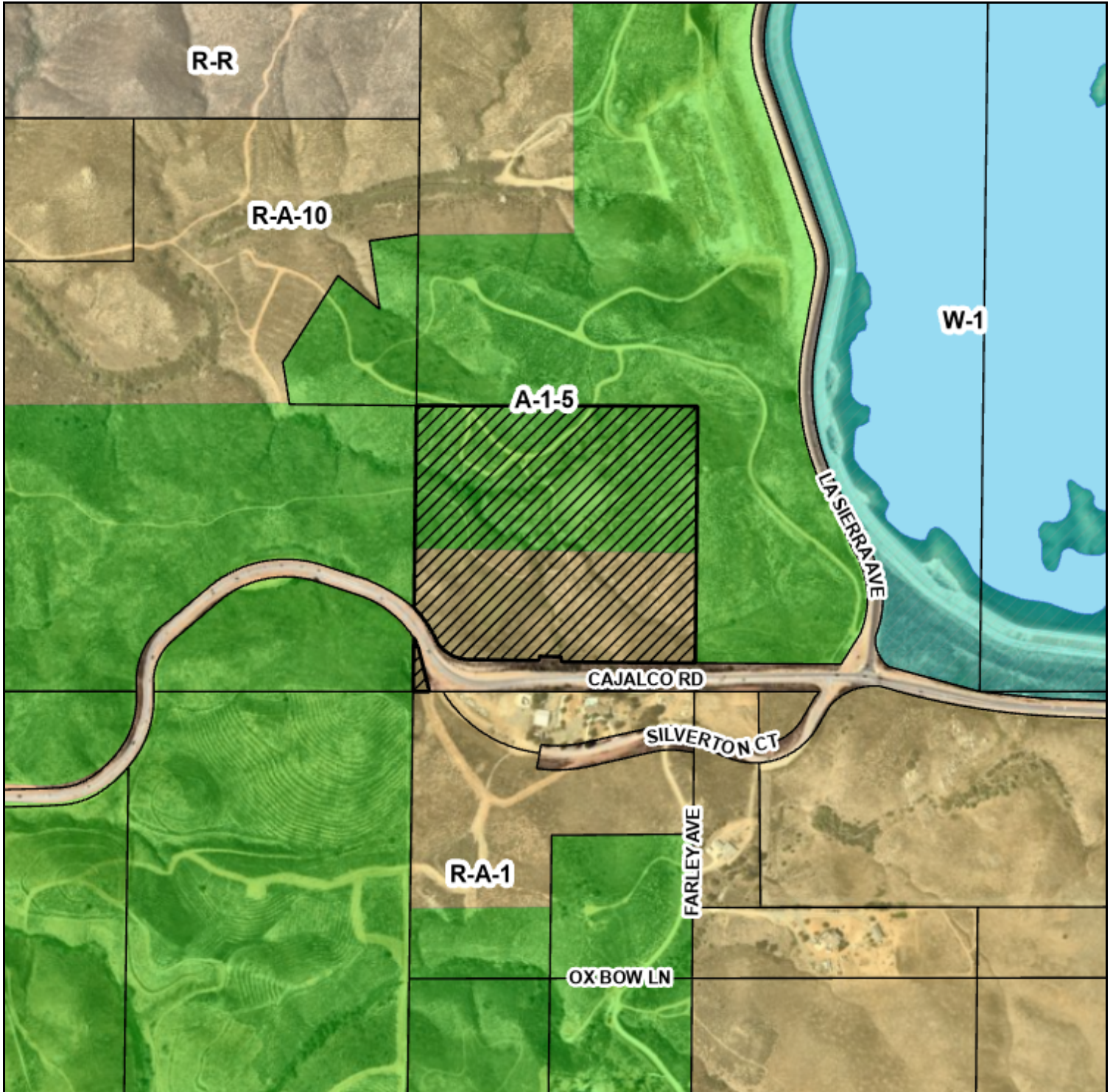
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

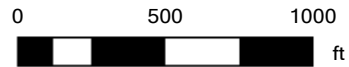
Date: 9-12-2025

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Zoning Area/District: LAKE MATHEWS

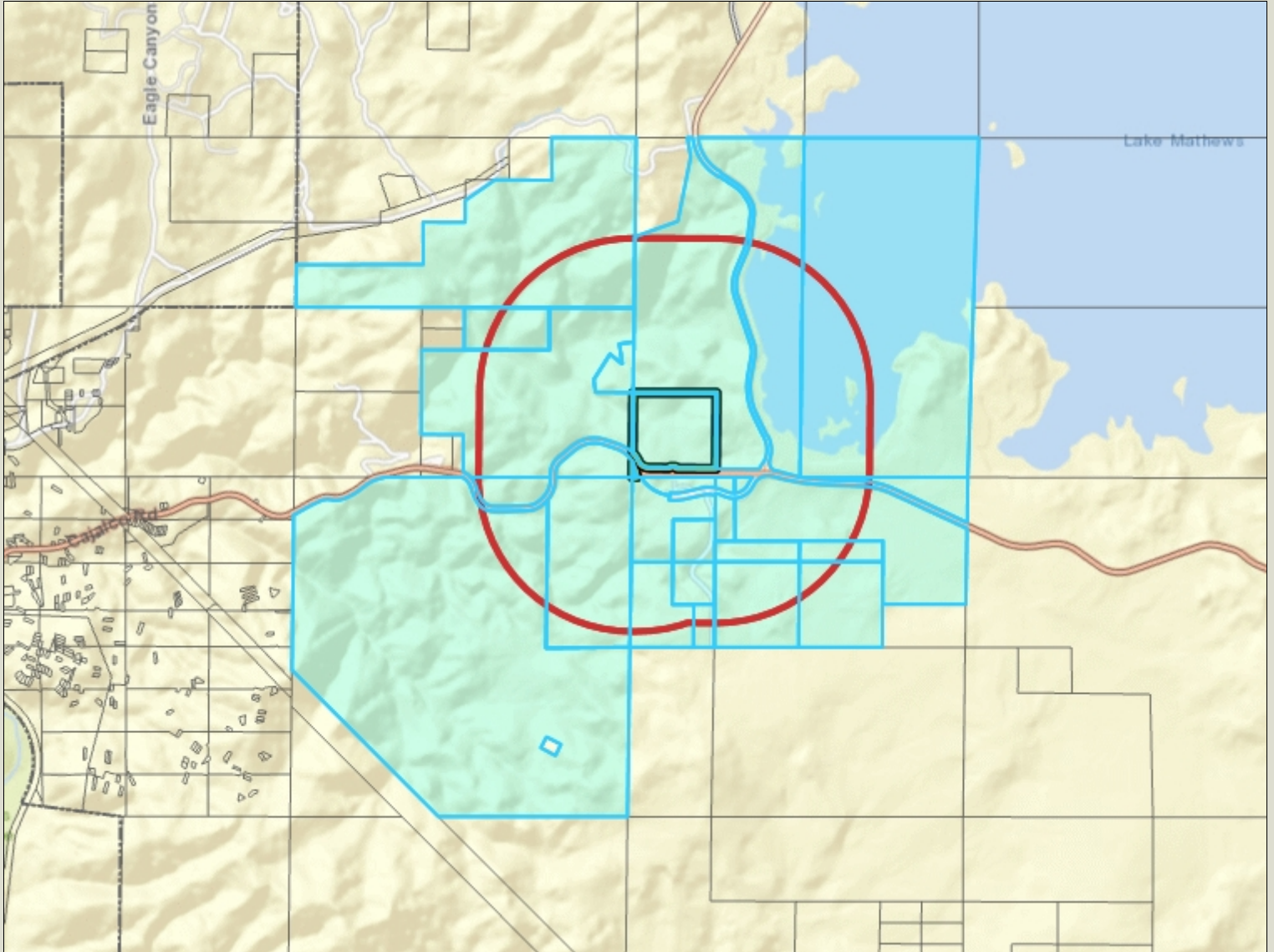
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GPA240044

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  World_Street_Map

Notes

2400FT RADIUS



0 3,009 6,019 Feet

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

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278190006
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278210016
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RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283020011
RIVERSIDE COUNTY HABITAT CONS
AGENCY
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RIVERSIDE CA 92501

283030001
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283030003
MWD
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283030005
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1828 MAIN ST
HUNTINGTON BEACH CA 92648

283030008
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283030009
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4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

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GINA REYES
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ORANGE CA 92865

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RIVERSIDE COUNTY HABITAT CONS
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RIVERSIDE COUNTY HABITAT CONS
AGENCY
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RIVERSIDE CA 92501

283030015
ROBILLARD LAWRENCE J & CHRISTI E
FAMILY TRUST 12/20/00
15550 STONEY CREEK DR
RIVERSIDE CA 92504

283030019
WADE RUHMAN
17505 BALUCHI CT
PERRIS CA 92570

283030020
ESTEBAN DUPONT
11126 SILVERTON CT
CORONA CA 92881

283030021
VIRGINIA MORROW
14166 GRANDE VISTA DR
LAKE MATHEWS CA 92570

283030022
MWD
P O BOX 54153
LOS ANGELES CA 90054



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Director's Hearing: July 29, 2024

PROPOSED PROJECT

Case Number(s):	GPA240044 (Initiation Proceeding)	Applicant(s): Sam Chebeir c/o
Environmental:	Exempt	Westates Holdings LLC
Area Plan:	Lake Mathews/Woodcrest	Representative(s): Aaliyah Webb c/o
Zoning Area/District:	Lake Mathews District	Albert A. Webb Associates
Supervisory District:	Second District	
Project Planner:	Richard Marshalian	
Project APN(s):	278-210-016 and -022	

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 Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Commercial Tourist (CT), on two parcels, totaling 36.09 gross acres.

The two parcels are located north of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, west of La Sierra Ave.

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. 240044 (GPA240044)**.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Conservation Habitat (CH)

Proposed General Plan Land Use Designation:	Commercial Tourist (CT)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Public Facilities (PF)
East:	Conservation Habitat (CH)
South:	Rural Mountainous (RM) Rural Residential (RR)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	A-1-5 (Light Agriculture, 5 acre minimum) R-A-1 (Residential Agriculture, 1-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5 acre minimum)
East:	A-1-5 (Light Agriculture, 5 acre minimum)
South:	R-A-1 (Residential Agriculture, 1-acre minimum)
West:	A-1-5 (Light Agriculture, 5 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
East:	Vacant
South:	Single-Family Dwelling Agricultural Equipment Storage
West:	Vacant

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – 2311 2407
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within

Airport Influence Area (“AIA”):	No
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 (GPA240044) 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

GPA240044 is a proposal to change the Foundation Component Land Use Designation from Open Space: Conservation Habitat (OS:CH) to Community Development: Commercial Tourist (CD:CT). The parcels are not located in a policy or overlay.

If the initiation for GPA240044 is approved, the applicant intends to apply for an implementing project consisting of the preparation and processing of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games.

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 Tourist (CD-CT) Land Use Designation allows for tourist related commercial including hotels, golf courses, and recreation/amusement activities.

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 2400 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

GPA240044

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

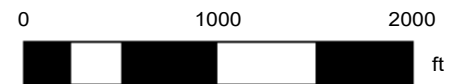
Date: 8-29-2024

District: 2



Zoning Area/District: LAKE MATHEWS

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240044

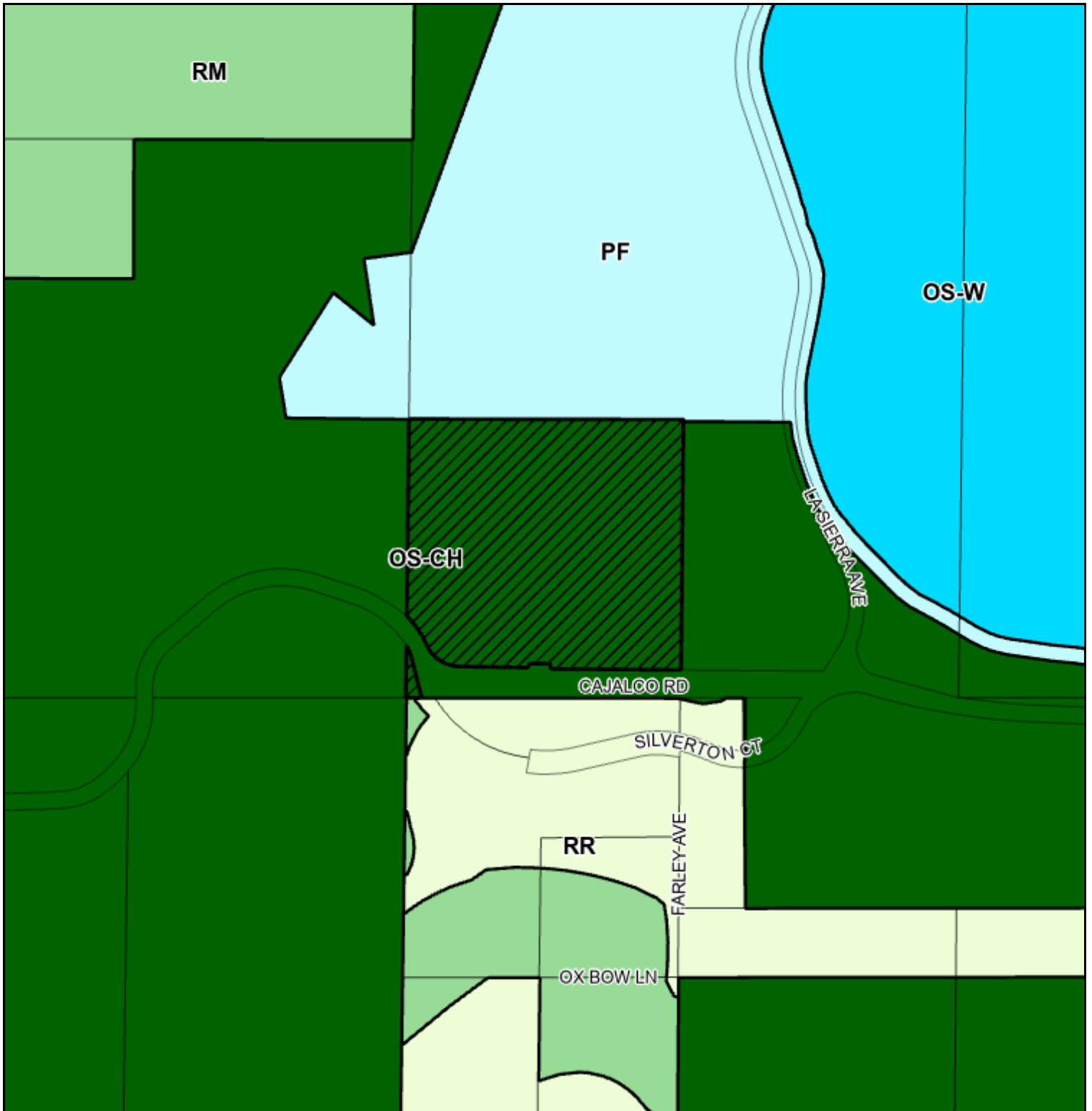
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-29-2024

Exhibit: 5



Zoning Area/District: LAKE MATHEWS

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240044

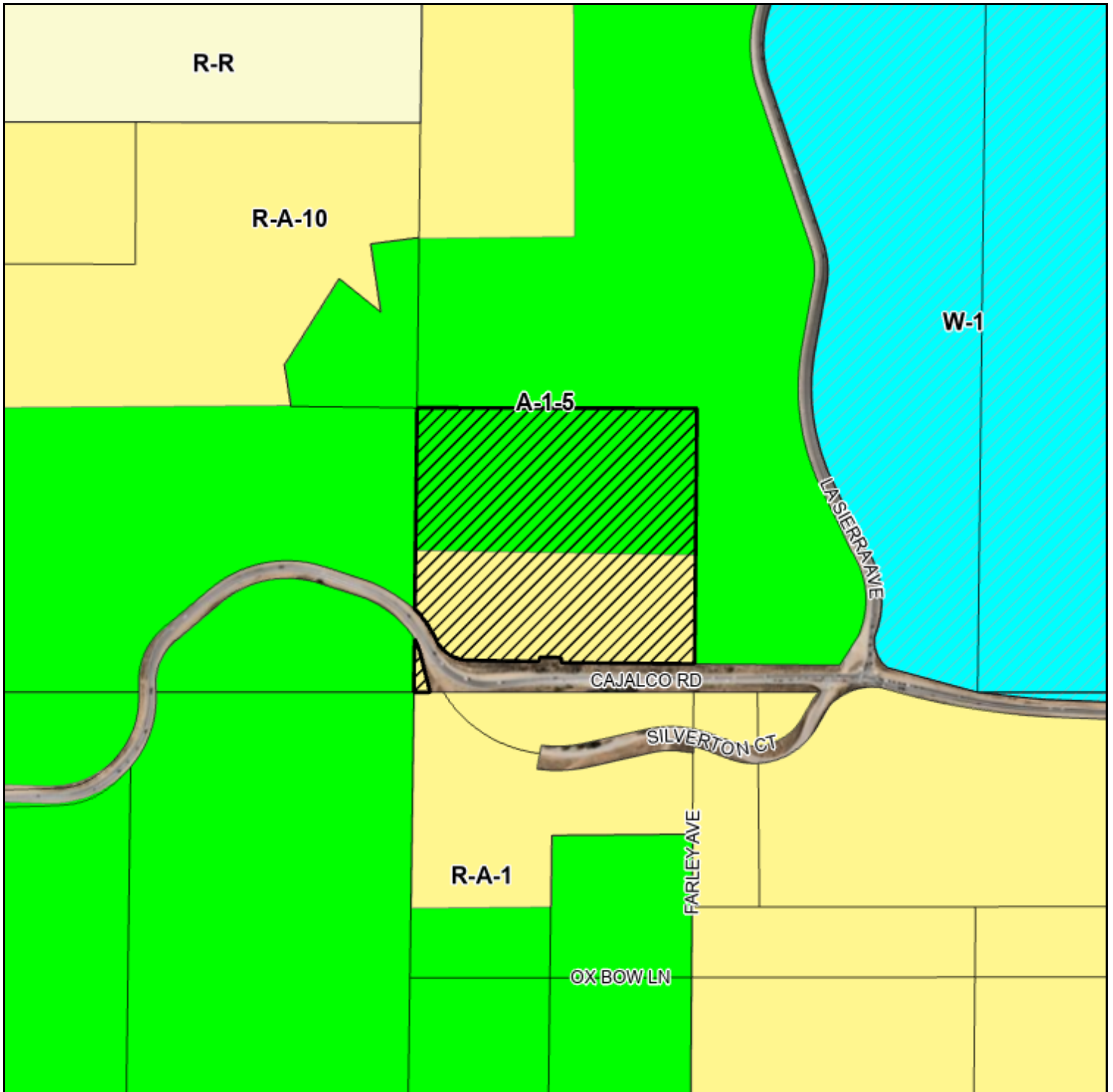
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

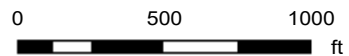
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Exhibit: 2

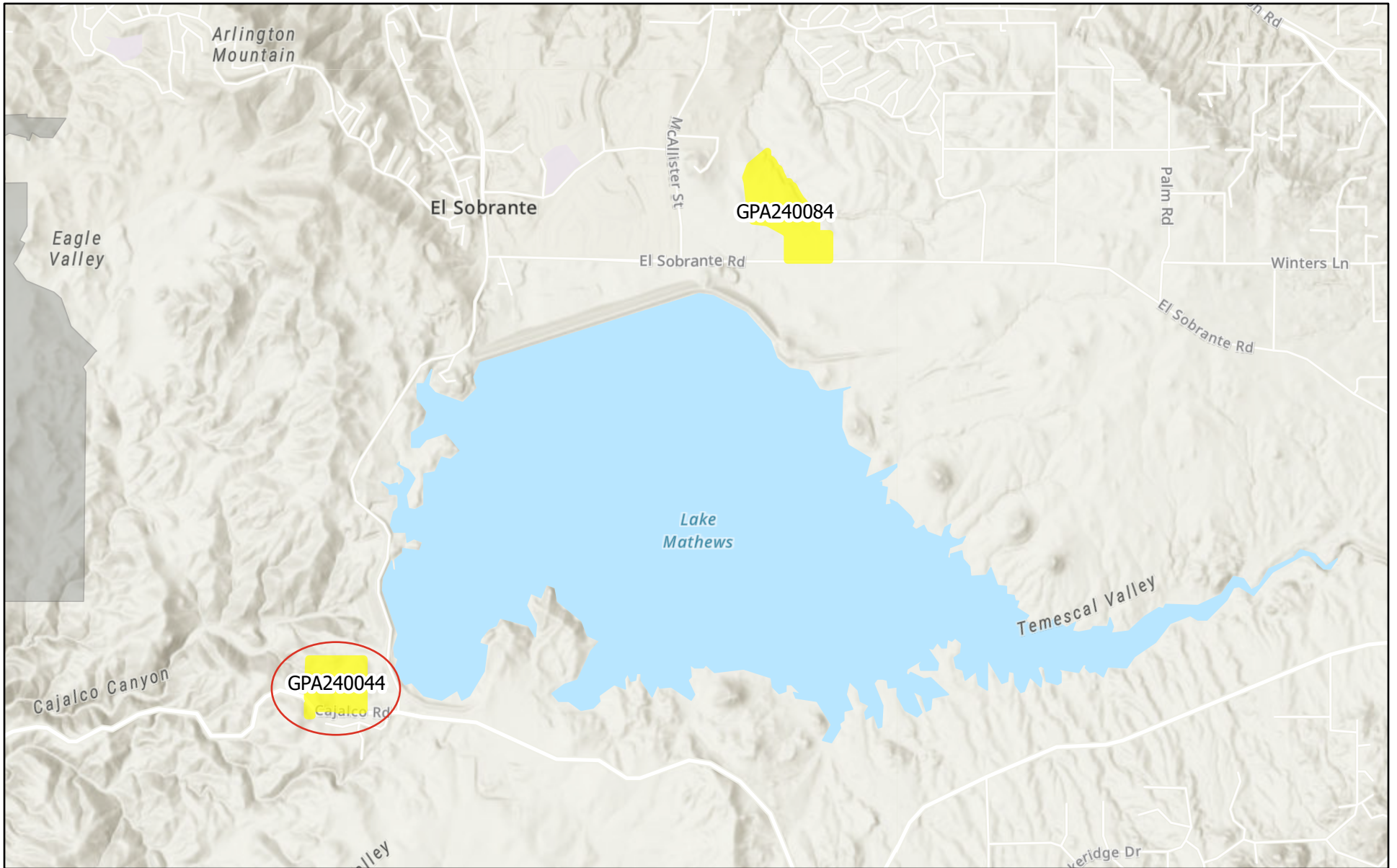


Zoning Area/District: LAKE MATHEWS

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FGPA Status Map

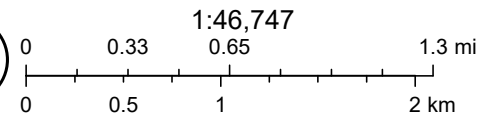


11/14/2024

 FGPA Web Map

World Hillshade

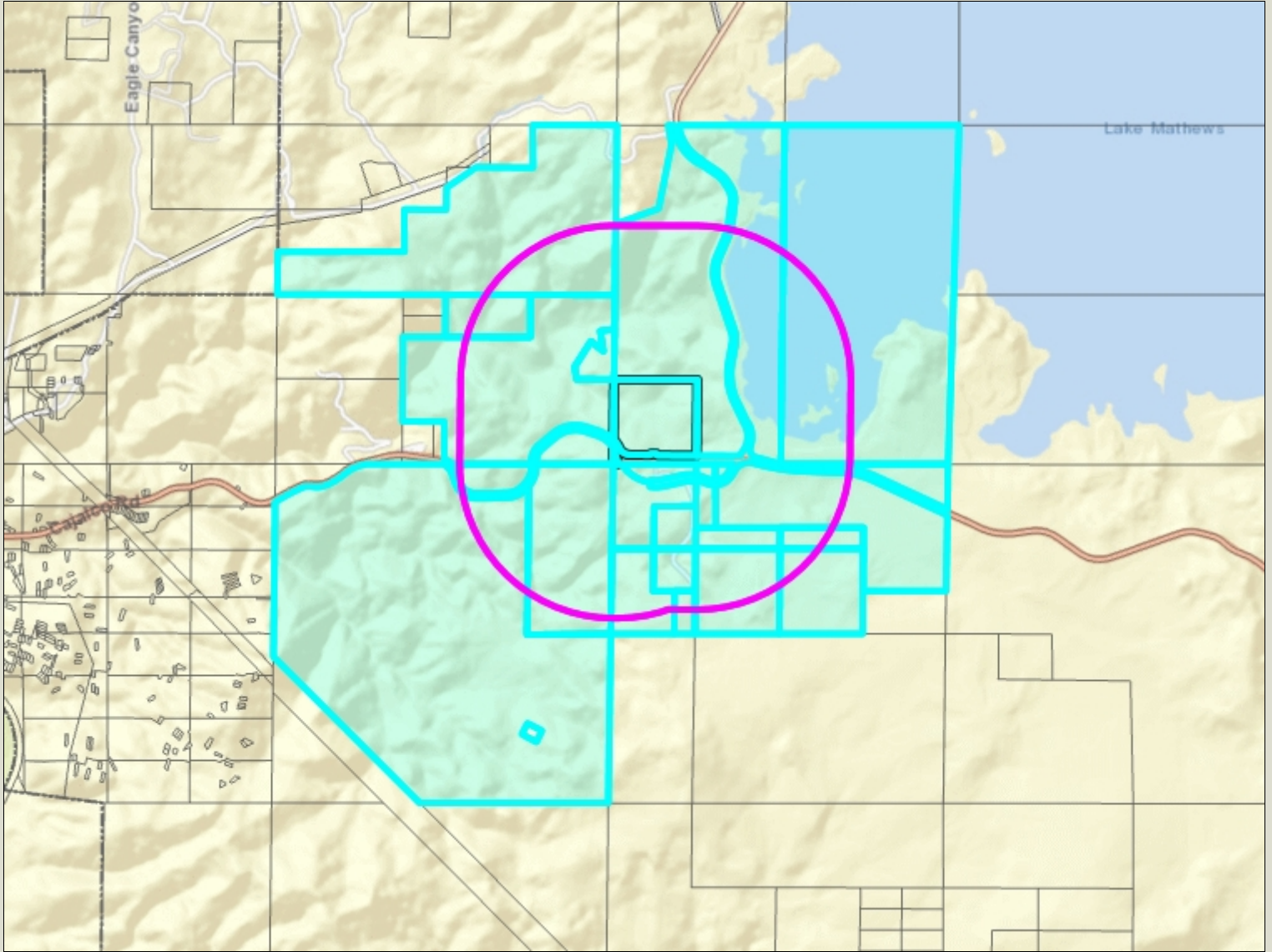
 Cities - CITIES



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

Riverside County GIS Mailing Labels

GPA240044



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 3,009 6,019 Feet

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CORONA CA 92879

283020004
RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283030004
LOPEZ MIRANDA J REVOCABLE TRUST
20075 LAYTON ST
CORONA CA 92881

283030005
SOUTHERN CALIFORNIA MAHAVIR JAIN
MISSION
20216 FARLEY AVE
CORONA CA 92881

283030009
MICHAEL C. TRAVERS
20240 FARLEY AVE
CORONA CA 92881

283030011
GINA REYES
1746 N SHAFFER ST
ORANGE CA 92865

283030015
ROBILLARD LAWRENCE J & CHRISTI E
FAMILY TRUST 12/20/00
15550 STONEY CREEK DR
RIVERSIDE CA 92504

283030019
WADE RUHMAN
17505 BALUCHI CT
PERRIS CA 92570

283030020
ESTEBAN DUPONT
11126 SILVERTON CT
CORONA CA 92881

283030021
VIRGINIA MORROW
14166 GRANDE VISTA DR
LAKE MATHEWS CA 92570



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 26566)

MEETING DATE:

Wednesday, November 20, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) Foundation Component – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: North of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, and west of La Sierra Ave – 36.09 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5 acre minimum) & R-A-1 (Residential Agriculture, 1-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space - Conservation Habitat (OS:CH) to Community Development – Commercial Tourist (CD:CT). 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 GPA240044 is initiated by the Board of Supervisors. – APN: 278-210-016 and -022. Project Planner: Jose Merlan at (951) 955-0314 or e-mail jmerlan@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240044
Environmental Type:	Exemption
Area Plan No.	Lake Mathews/Woodcrest
Zoning Area/District:	Lake Mathews District
Supervisorial District:	Second District
Project Planner:	Richard Marshalian
Project APN(s):	278-210-016 and -022
Continued From:	

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site’s Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Commercial Tourist (CT), on two parcels, totaling 36.09 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The two parcels are located north of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, west of La Sierra Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240044 (GPA240044).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Conservation Habitat (CH)
Proposed General Plan Land Use Designation:	Commercial Tourist (CT)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Public Facilities (PF)
East:	Conservation Habitat (CH)
South:	Rural Mountainous (RM) Rural Residential (RR)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	A-1-5 (Light Agriculture, 5 acre minimum) R-A-1 (Residential Agriculture, 1-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5 acre minimum)
East:	A-1-5 (Light Agriculture, 5 acre minimum)
South:	R-A-1 (Residential Agriculture, 1-acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West:	A-1-5 (Light Agriculture, 5 acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
East:	Vacant
South:	Single-Family Dwelling Agricultural Equipment Storage
West:	Vacant

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – 2311 2407
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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 (GPA240044) 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

GPA240044 is a proposal to change the Foundation Component Land Use Designation from Open Space: Conservation Habitat (OS:CH) to Community Development: Commercial Tourist (CD:CT). The parcels are not located in a policy or overlay.

If the initiation for GPA240044 is approved, the applicant intends to apply for an implementing project consisting of the preparation and processing of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games.

Proposed Future Land Use

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 Tourist (CD-CT) Land Use Designation allows for tourist related commercial including hotels, golf courses, and recreation/amusement activities.

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 2400 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240044 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 would be a nice addition to the region.

After discussion, the committee closed the public hearing.

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

Support: 3rd, 5th Districts

Against:

Neutral: 2nd District

Not Present: 1st, 4th Districts

Abstain:

ATTACHMENTS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240044

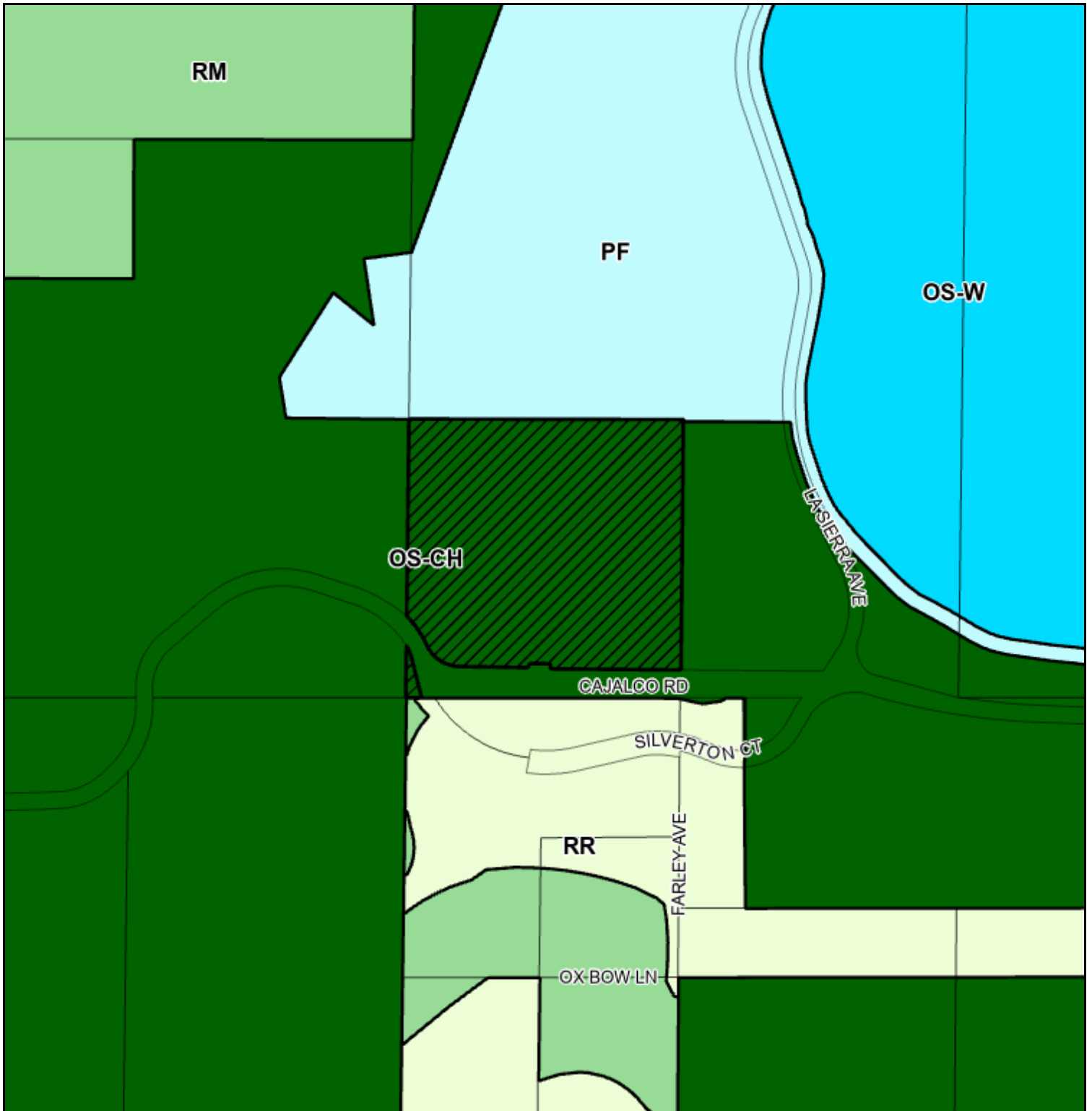
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-29-2024

Exhibit: 5



Zoning Area/District: LAKE MATHEWS

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

GPA240044

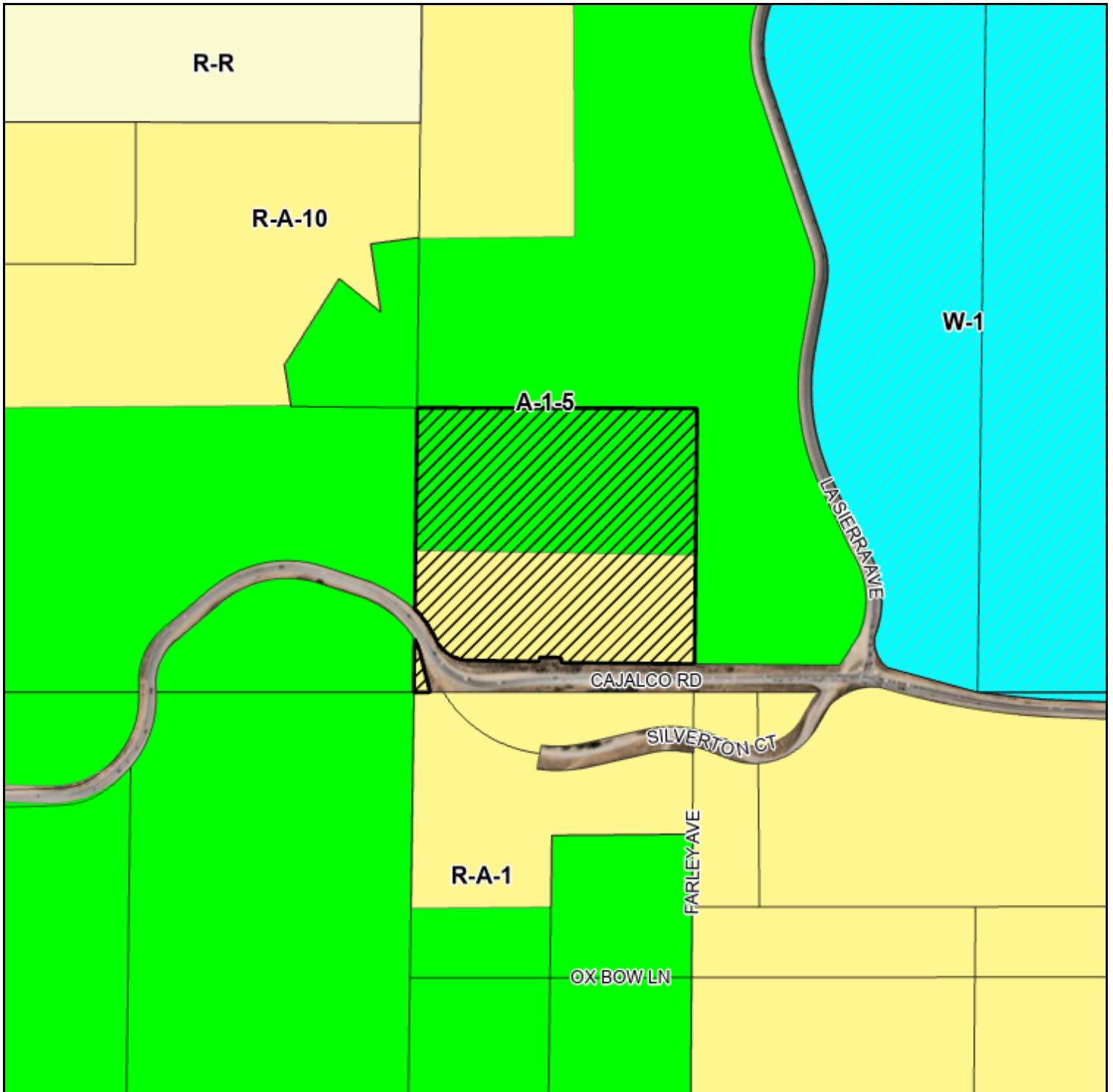
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

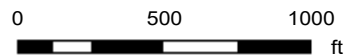
Date: 8-29-2024

Exhibit: 2



Zoning Area/District: LAKE MATHEWS

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

GPA240044

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

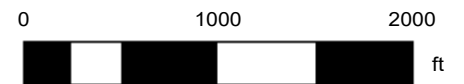
District: 2

Date: 8-29-2024



Zoning Area/District: LAKE MATHEWS



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



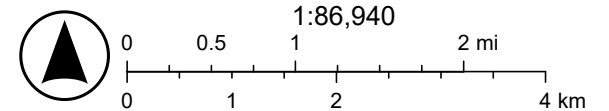
Foundation Component GPA Cycle Map



11/14/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



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

Foundation Component GPA Cycle Map

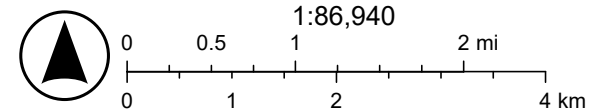


11/14/2024

 FGPA Web Map

World Hillshade

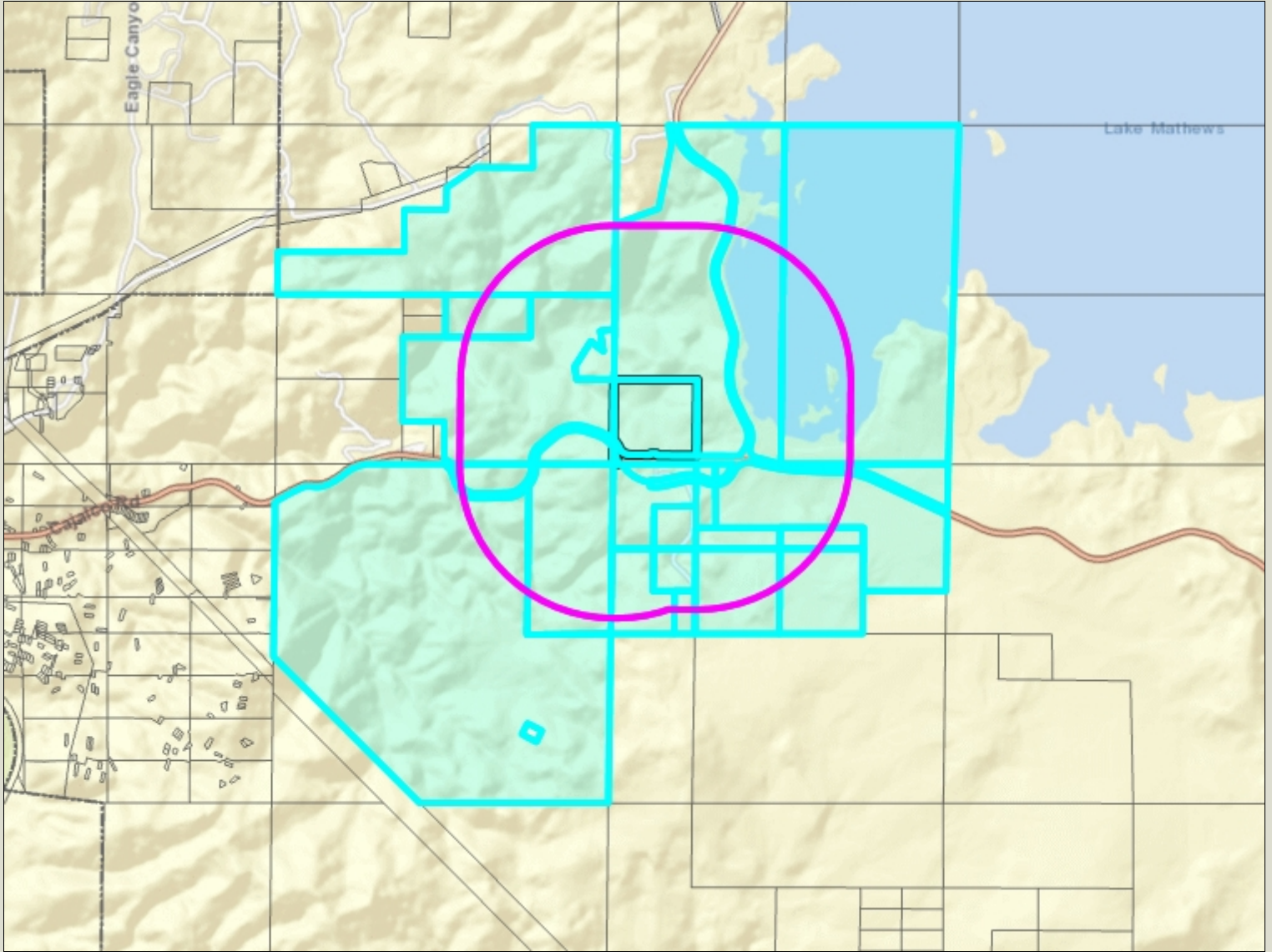
 Cities - CITIES



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

Riverside County GIS Mailing Labels

GPA240044



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

Notes



0 3,009 6,019 Feet

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MANHATTAN BCH CA 90266

278190006
MWD
P O BOX 54153
LOS ANGELES CA 90054

278210016
SAM CHEBEIR
988 VILLA MONTES CIR
CORONA CA 92879

283020004
RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283030004
LOPEZ MIRANDA J REVOCABLE TRUST
20075 LAYTON ST
CORONA CA 92881

283030005
SOUTHERN CALIFORNIA MAHAVIR JAIN
MISSION
20216 FARLEY AVE
CORONA CA 92881

283030009
MICHAEL C. TRAVERS
20240 FARLEY AVE
CORONA CA 92881

283030011
GINA REYES
1746 N SHAFFER ST
ORANGE CA 92865

283030015
ROBILLARD LAWRENCE J & CHRISTI E
FAMILY TRUST 12/20/00
15550 STONEY CREEK DR
RIVERSIDE CA 92504

283030019
WADE RUHMAN
17505 BALUCHI CT
PERRIS CA 92570

283030020
ESTEBAN DUPONT
11126 SILVERTON CT
CORONA CA 92881

283030021
VIRGINIA MORROW
14166 GRANDE VISTA DR
LAKE MATHEWS CA 92570

28x2 = 56



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 #: 27075

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. GPA240044 (GPA240044) – REQUEST:The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space: Conservation Habitat (OS: CH) to Community Development: Commercial Tourist (CD: CT), to allow for submittal of an application of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games. 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 GPA240044 is initiated by the Board of Supervisors. – Second Supervisorial District – Lake Mathews District – Lake Mathews / Woodcrest Area Plan – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Existing Zoning: A-1 (Light Agriculture) and R-A (Residential Agriculture) – Existing Land Use: Conservation Habitat (OS: CH) – Location: north of Silverton Ct., east of Eagle Canyon Rd., south of La Sierra Ave., and west of La Sierra Ave. – APN(s): 278-210-016 and 278-210-022 – 36.09 Gross Acres – Planning Contact: Krista Mason at 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: 2, Against: 0, Neutral: 1, 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

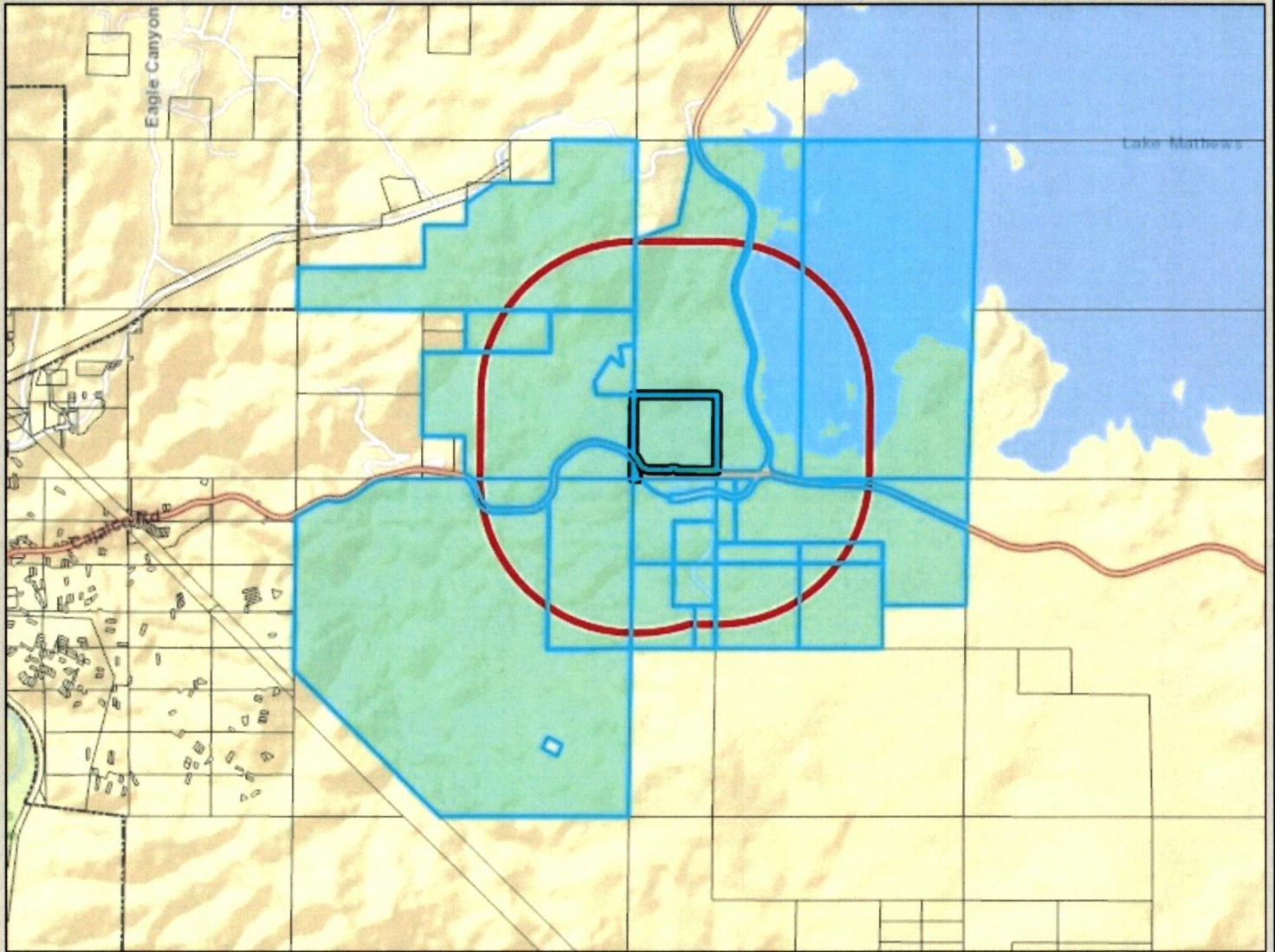
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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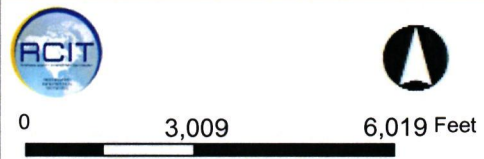
GPA240044

Riverside County GIS Mailing Labels



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

Notes
2400FT RADIUS



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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. 240044 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 1st 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. 240044**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space: Conservation Habitat (OS: CH) to Community Development: Commercial Tourist (CD: CT), to allow for submittal of an application of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games. 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 GPA240044 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 278-210-016 and 278-210-022. This proposed project is located: north of Silverton Ct., east of Eagle Canyon Rd., south of La Sierra Ave., and west of La Sierra 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. GPA240044 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240044 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

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 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 240044 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. 240044 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio del GPA240044 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Espacio Abierto: Hábitat de Conservación (OS: CH) a Desarrollo Comunitario: Turístico Comercial (CD: CT), para permitir la presentación de una solicitud de un Plan Específico para permitir una variedad de usos recreativos al aire libre, que requieren infraestructura limitada, con el potencial de incluir instalaciones de entrenamiento al aire libre para los Juegos Olímpicos de Verano de 2028. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240044 propuesto. La Enmienda al Plan General se encuentra en APN(s): 278-210-016 y 278-210-022. Este proyecto propuesto está ubicado: al norte de Silverton Ct., al este de Eagle Canyon Rd., al sur de La Sierra Ave. y al oeste de La Sierra 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 GPA240033 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240033 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

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

Fecha: 17 de septiembre de 2025

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

278190004
SILVERSTRAND HOMES
PO BOX 3841
MANHATTAN BCH CA 90266

278190005
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PO BOX 3841
MANHATTAN BCH CA 90266

278190006
MWD
P O BOX 54153
LOS ANGELES CA 90054

278190007
MWD
P O BOX 54153
LOS ANGELES CA 90054

278200010
MWD
P O BOX 54153
LOS ANGELES CA 90054

278210013
MWD
P O BOX 54153
LOS ANGELES CA 90054

278210014
MWD
P O BOX 54153
LOS ANGELES CA 90054

278210016
SAM CHEBEIR
988 VILLA MONTES CIR
CORONA CA 92879

278210022
SAM CHEBEIR
988 VILLA MONTES CIR
CORONA CA 92879

278210025
MWD
P O BOX 54153
LOS ANGELES CA 90054

283020004
RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283020011
RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283020015
RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283030001
MWD
P O BOX 54153
LOS ANGELES CA 90054

283030003
MWD
P O BOX 54153
LOS ANGELES CA 90054

283030004
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20075 LAYTON ST
CORONA CA 92881

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HON T. NGUYEN
1828 MAIN ST
HUNTINGTON BEACH CA 92648

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RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

283030009
MICHAEL C. TRAVERS
20240 FARLEY AVE
CORONA CA 92881

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RIVERSIDE COUNTY HABITAT CONS
AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

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GINA REYES
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ORANGE CA 92865

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RIVERSIDE COUNTY HABITAT CONS
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RIVERSIDE COUNTY HABITAT CONS
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ROBILLARD LAWRENCE J & CHRISTI E
FAMILY TRUST 12/20/00
15550 STONEY CREEK DR
RIVERSIDE CA 92504

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WADE RUHMAN
17505 BALUCHI CT
PERRIS CA 92570

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ESTEBAN DUPONT
11126 SILVERTON CT
CORONA CA 92881

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VIRGINIA MORROW
14166 GRANDE VISTA DR
LAKE MATHEWS CA 92570

283030022
MWD
P O BOX 54153
LOS ANGELES CA 90054

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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. 240044 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 1st 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. 240044**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space: Conservation Habitat (OS: CH) to Community Development: Commercial Tourist (CD: CT), to allow for submittal of an application of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games. 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 GPA240044 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 278-210-016 and 278-210-022. This proposed project is located: north of Silverton Ct., east of Eagle Canyon Rd., south of La Sierra Ave., and west of La Sierra Ave in the Second Supervisorial District.

* 8549033 8549080

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240044 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240044 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

PSE/

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.

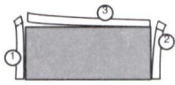
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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 17, 2025

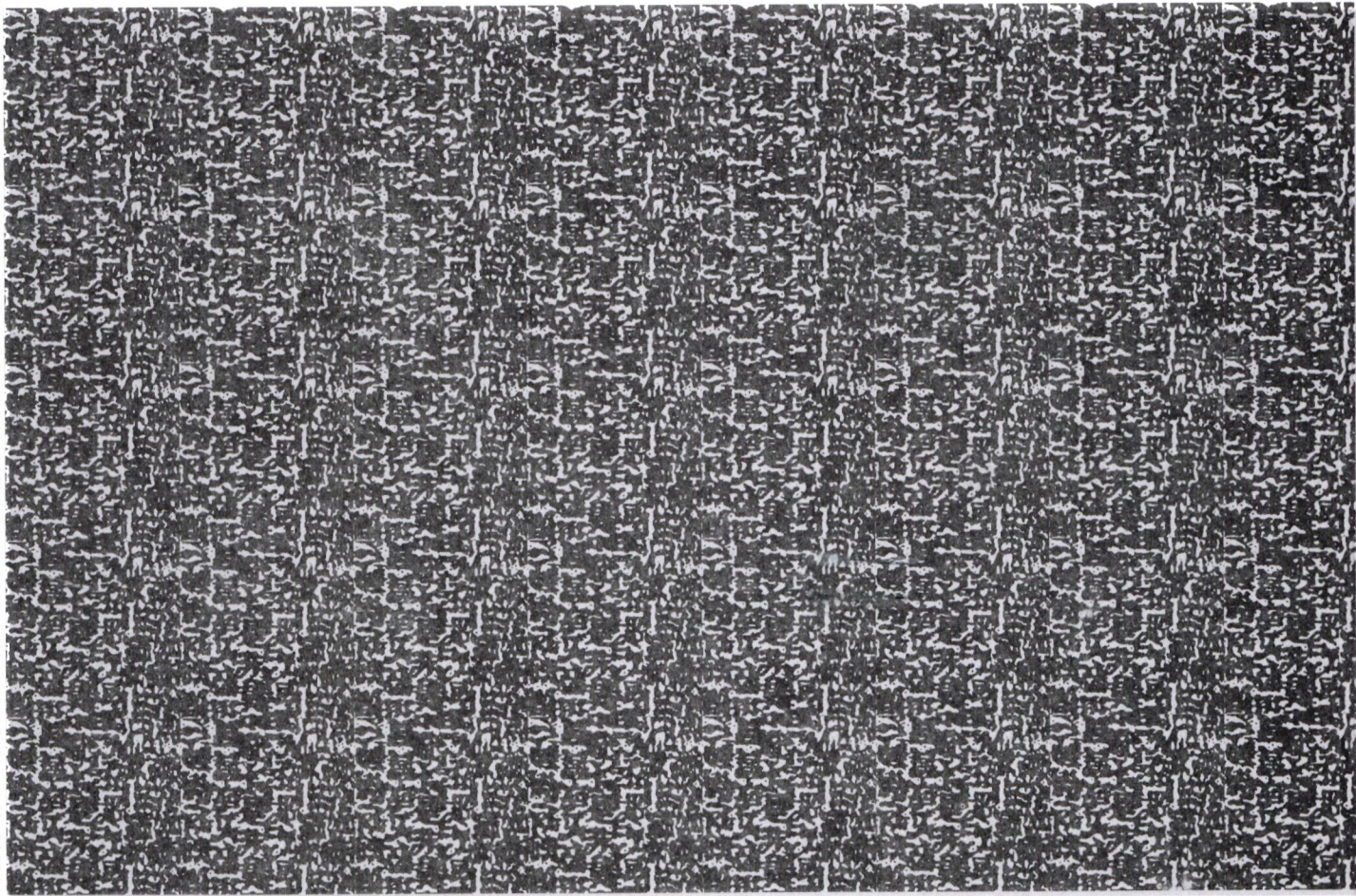
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240044 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.º 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. 240044 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio del GPA240044 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Espacio Abierto: Hábitat de Conservación (OS: CH) a Desarrollo Comunitario: Turístico Comercial (CD: CT), para permitir la presentación de una solicitud de un Plan Específico para permitir una variedad de usos recreativos al aire libre, que requieren infraestructura limitada, con el potencial de incluir instalaciones de entrenamiento al aire libre para los Juegos Olímpicos de Verano de 2028. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240044 propuesto. La Enmienda al Plan General se encuentra en APN(s): 278-210-016 y 278-210-022. Este proyecto propuesto está ubicado: al norte de Silverton Ct., al este de Eagle Canyon Rd., al sur de La Sierra Ave. y al oeste de La Sierra 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 GPA240033 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240033 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

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.

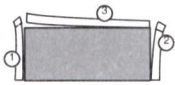
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia 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.º piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 17 de septiembre de 2025

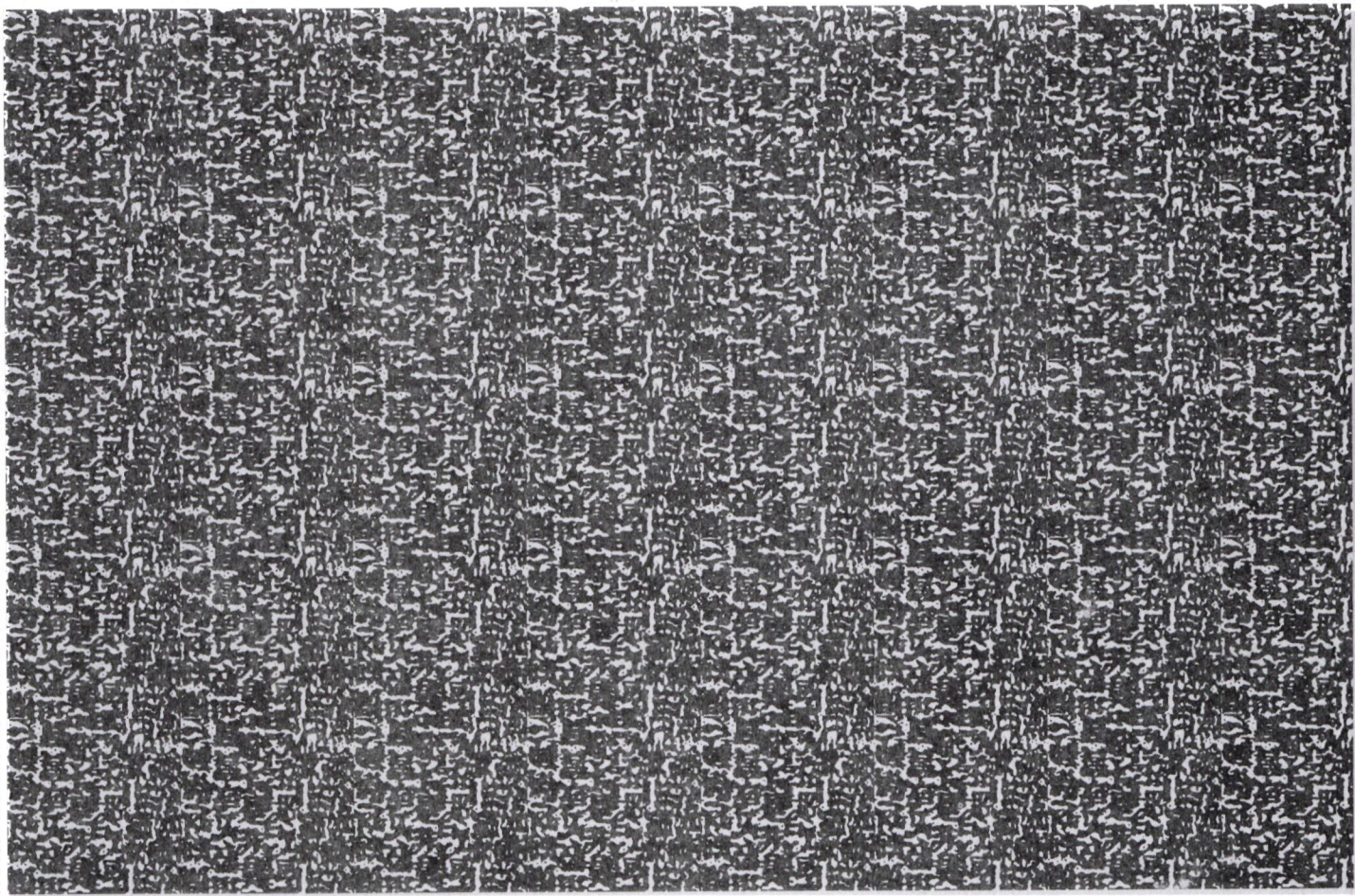
Por: Kimberly A. Rector, secretaria de la Junta
Naomy Sicra, secretaria Adjunta de la Junta



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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. 240044
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 1st 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. 240044**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240044 to change the General Plan Foundation Component of two (2) parcels from Open Space: Conservation Habitat (OS: CH) to Community Development: Commercial Tourist (CD: CT), to allow for submittal of an application of a Specific Plan to allow for a variety of outdoor recreational uses, requiring limited infrastructure, with the potential to include outdoor training facilities for the 2028 Summer Olympic Games. 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 GPA240044 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 278-210-016 and 278-210-022. This proposed project is located: north of Silverton Ct., east of Eagle Canyon Rd., south of La Sierra Ave., and west of La Sierra 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. GPA240044 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240044 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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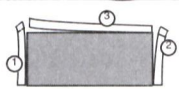
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 17, 2025

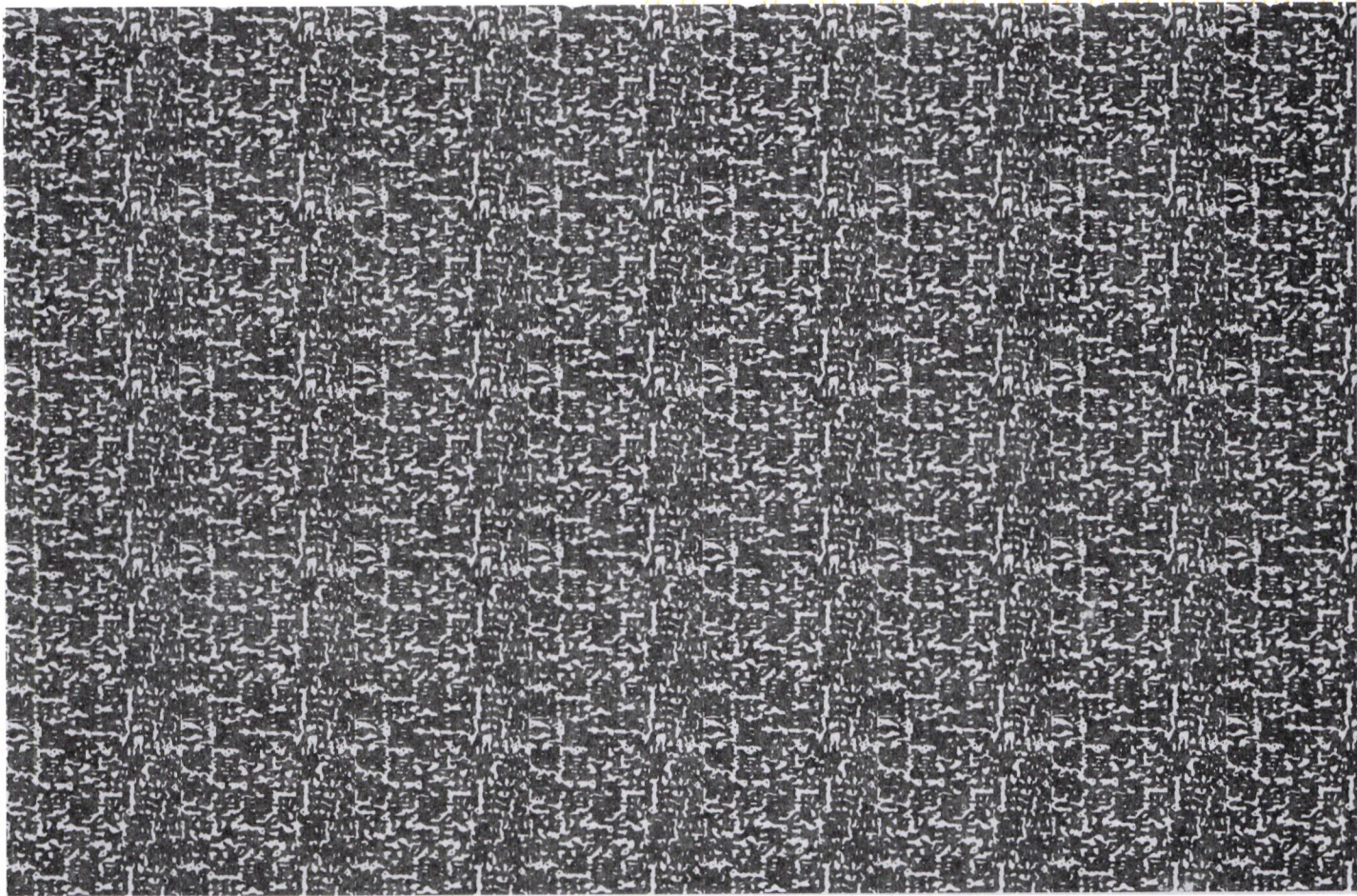
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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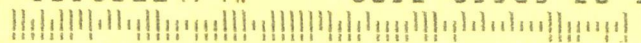
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C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240044 IN THE SECOND SUPERVISORIAL DISTRICT

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* The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240044 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240044 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KRISTA MASON, PROJECT PLANNER, AT (951) 955-1722 OR EMAIL KMASON@RIVCO.ORG

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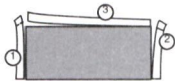
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 17, 2025

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

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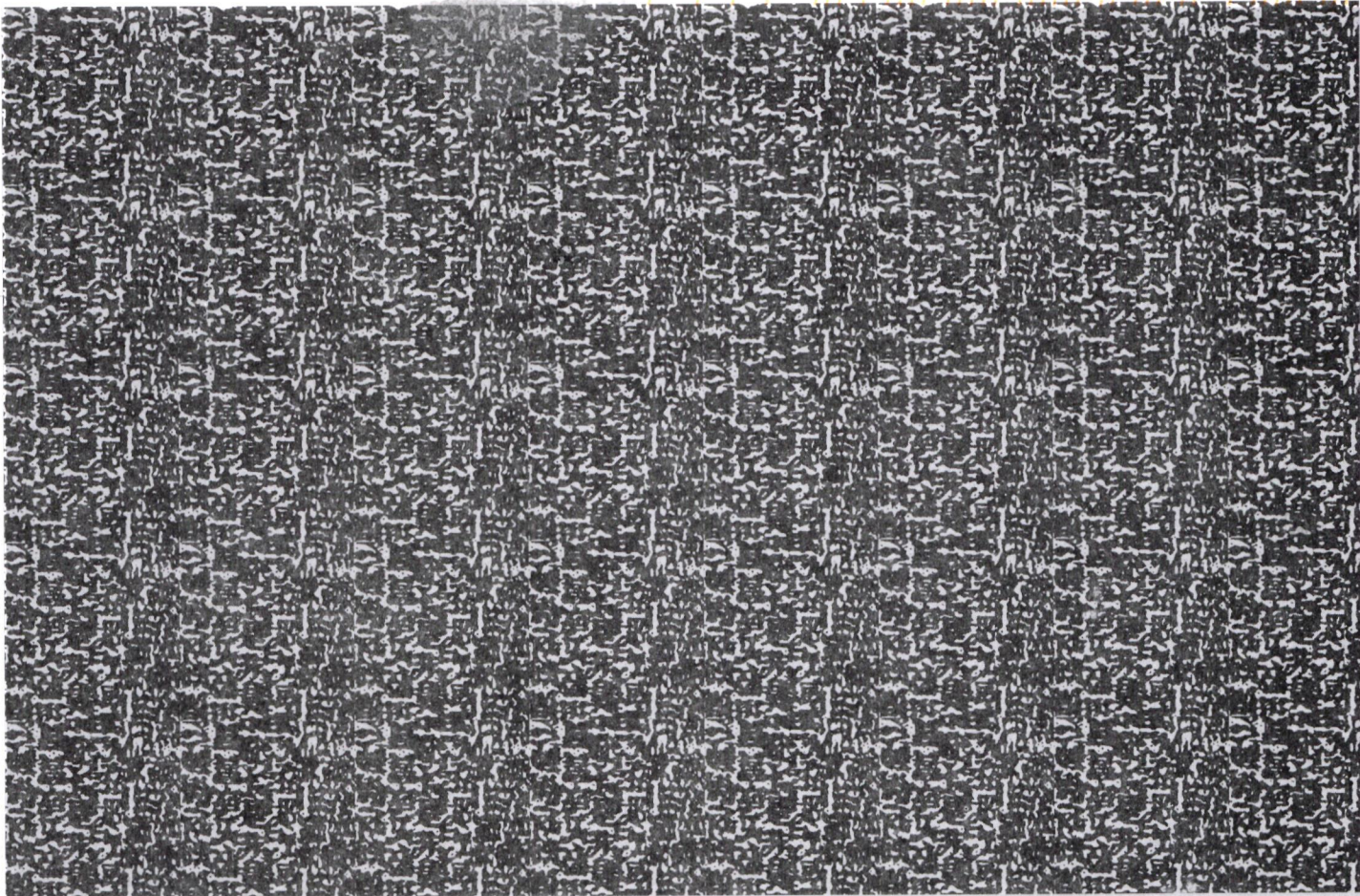
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240044 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

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. 240044 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio del GPA240044 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Espacio Abierto: Hábitat de Conservación (OS: CH) a Desarrollo Comunitario: Turístico Comercial (CD: CT), para permitir la presentación de una solicitud de un Plan Específico para permitir una variedad de usos recreativos al aire libre, que requieren infraestructura limitada, con el potencial de incluir instalaciones de entrenamiento al aire libre para los Juegos Olímpicos de Verano de 2028. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240044 propuesto. La Enmienda al Plan General se encuentra en APN(s): 278-210-016 y 278-210-022. Este proyecto propuesto está ubicado: al norte de Silverton Ct., al este de Eagle Canyon Rd., al sur de La Sierra Ave. y al oeste de La Sierra Ave en el Segundo Distrito de Supervisión.

8549033 8549080

* 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 GPA240033 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240033 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.

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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

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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

Fecha: 17 de septiembre de 2025

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

C

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240044 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. 240044 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio del GPA240044 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Espacio Abierto: Hábitat de Conservación (OS: CH) a Desarrollo Comunitario: Turístico Comercial (CD: CT), para permitir la presentación de una solicitud de un Plan Específico para permitir una variedad de usos recreativos al aire libre, que requieren infraestructura limitada, con el potencial de incluir instalaciones de entrenamiento al aire libre para los Juegos Olímpicos de Verano de 2028. Se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240044 propuesto. La Enmienda al Plan General se encuentra en APN(s): 278-210-016 y 278-210-022. Este proyecto propuesto está ubicado: al norte de Silverton Ct., al este de Eagle Canyon Rd., al sur de La Sierra Ave. y al oeste de La Sierra 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 GPA240033 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240033 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.

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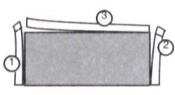
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Fecha: 17 de septiembre de 2025

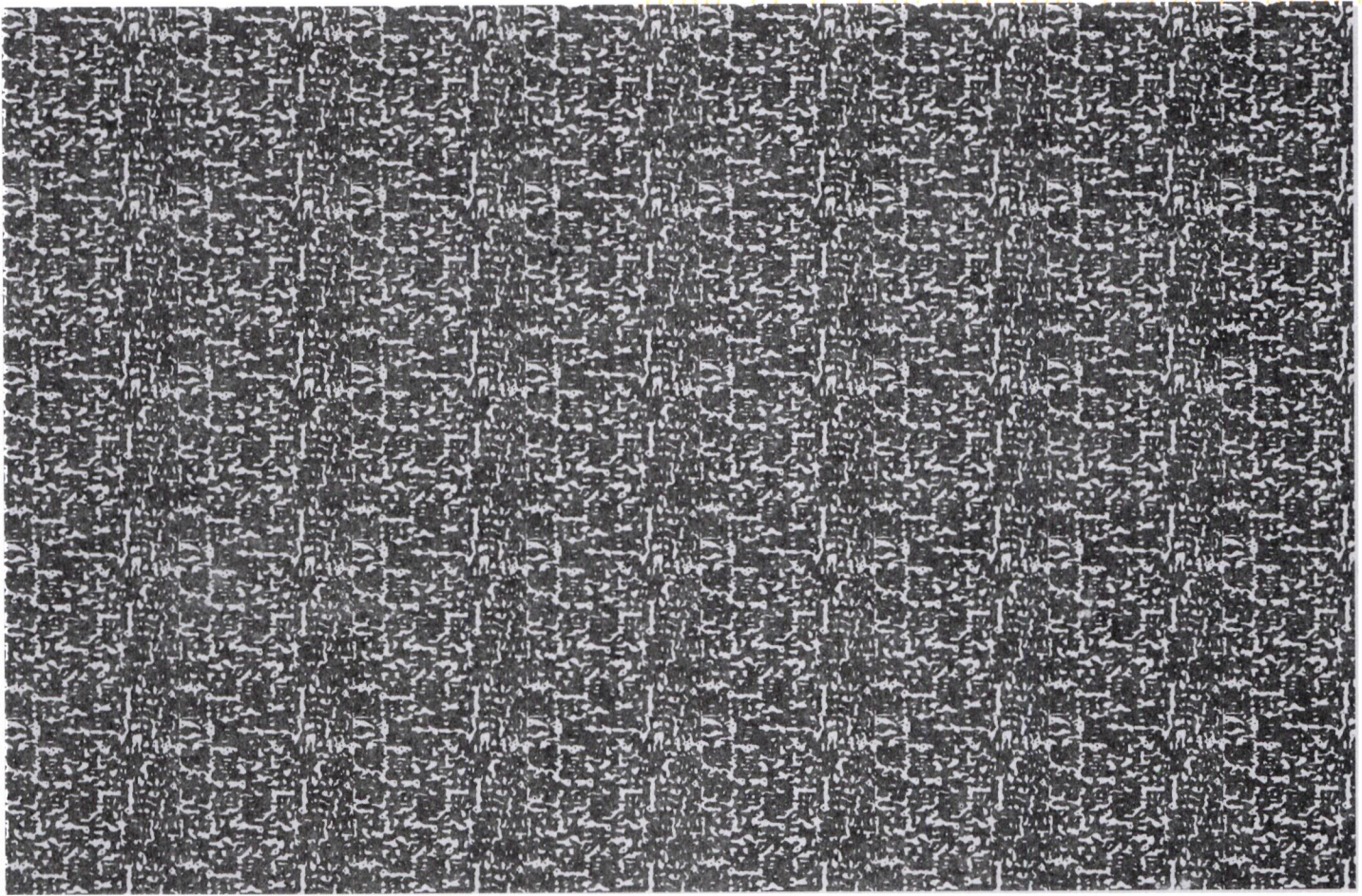
Por: Kimberly A. Rector, secretaria de la Junta
Naomy Sicra, secretaria Adjunta de la Junta



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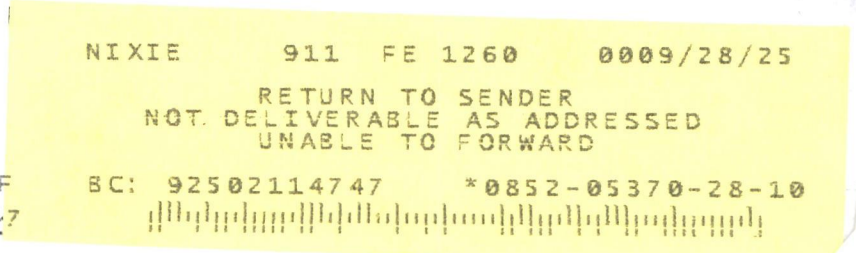
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