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

ITEM: 22.3
(ID # 28542)
MEETING DATE:
Tuesday, October 07, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 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 consisting of the relocation of an adjacent Stater Bros. and development of additional commercial buildings. 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 GPA240066 is initiated by the Board of Supervisors. – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC: VLDR) – Location: north of Van Buren Blvd, east of King Ave, south of Tava Ln, and west of Washington St – APN(s): 273-130-014 and 273-130-019 – 4.91 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. 240066 (GPA240066)**; and,

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240066 (GPA240066)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

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. 240066 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

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. 240066 (GPA240066) is a proposal to amend the project site's Foundation Component from Rural Community (RC) & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Commercial Retail (CR) and Very Low Density Residential (VLDR) to Commercial Retail (CR), on seven (7) parcel(s), totaling 9.42 gross acres.

The seven (7) parcels are located north of Van Buren Blvd, east of King Avenue, south of Tava Lane, and west of Washington Street.

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240066) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240066 is a proposal to change the Foundation Component Land Use Designation from Rural Community and Community Development: Commercial Retail and Very Low Density Residential (RC & CD:CR & VLDR) to Community Development: Commercial Retail (CD:CR).

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

If FC-GPA240066 is approved by the Board of Supervisors, the applicant intends to apply for implementing a project consisting of the development of a strip mall including a market, retail shops, a bank, and two drive thru restaurants along with a 7-11 with gas pumps.

Proposed Future Land Use

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

No comments were received after the close of the Planning Commission public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240066 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 the desire to see street improvements as a result of the projects future progress and implementation.

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 240066 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. No members of the public provided public testimony.

The Committee discussed the project and felt what was being proposed is consistent with the area.

Support: 1st, 2nd, 4th, 5th District
Against:
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 along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

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

Jason Farin, Principal Policy Analyst 10/1/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

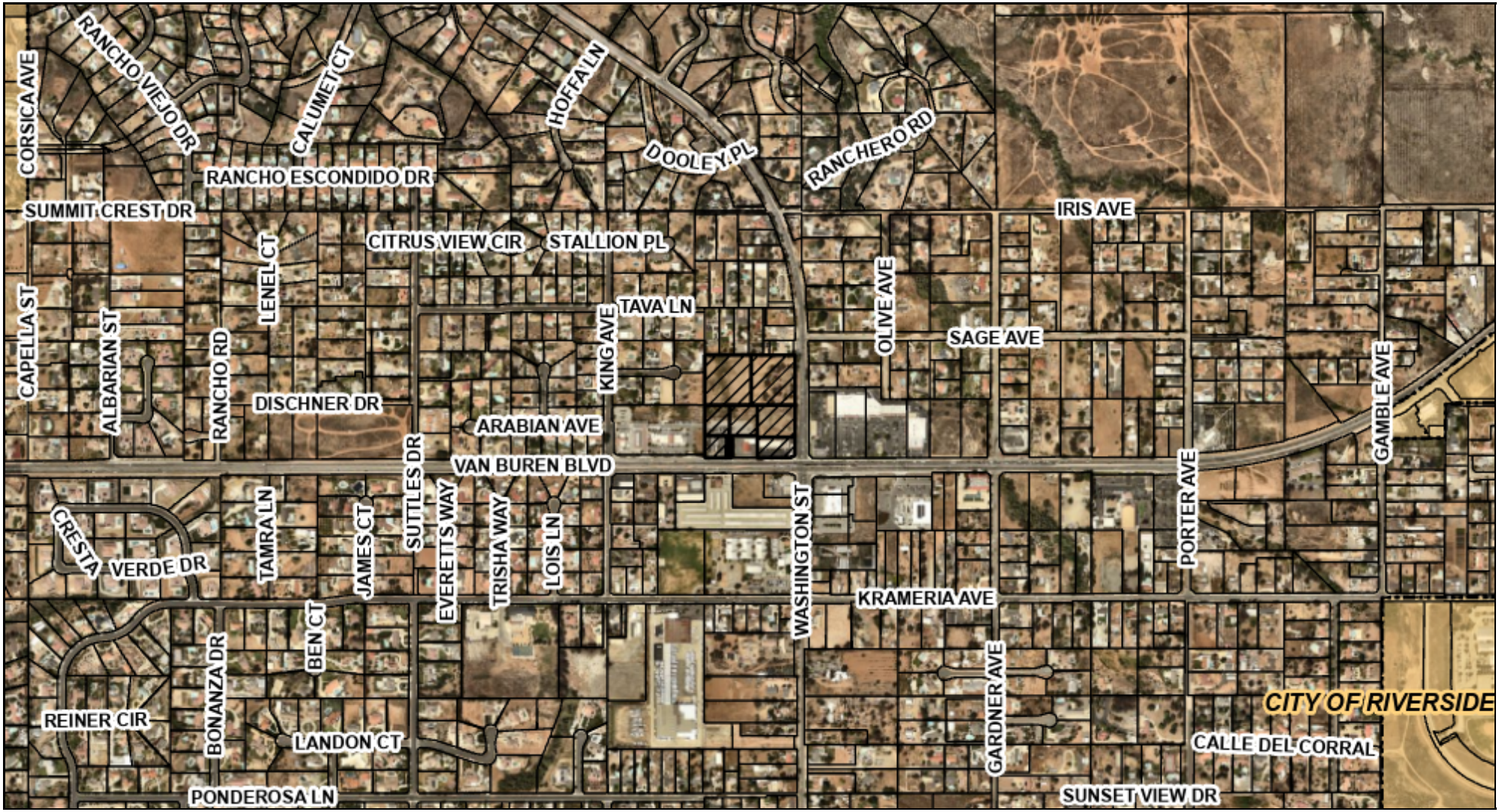
GPA240066

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 9-25-2025



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

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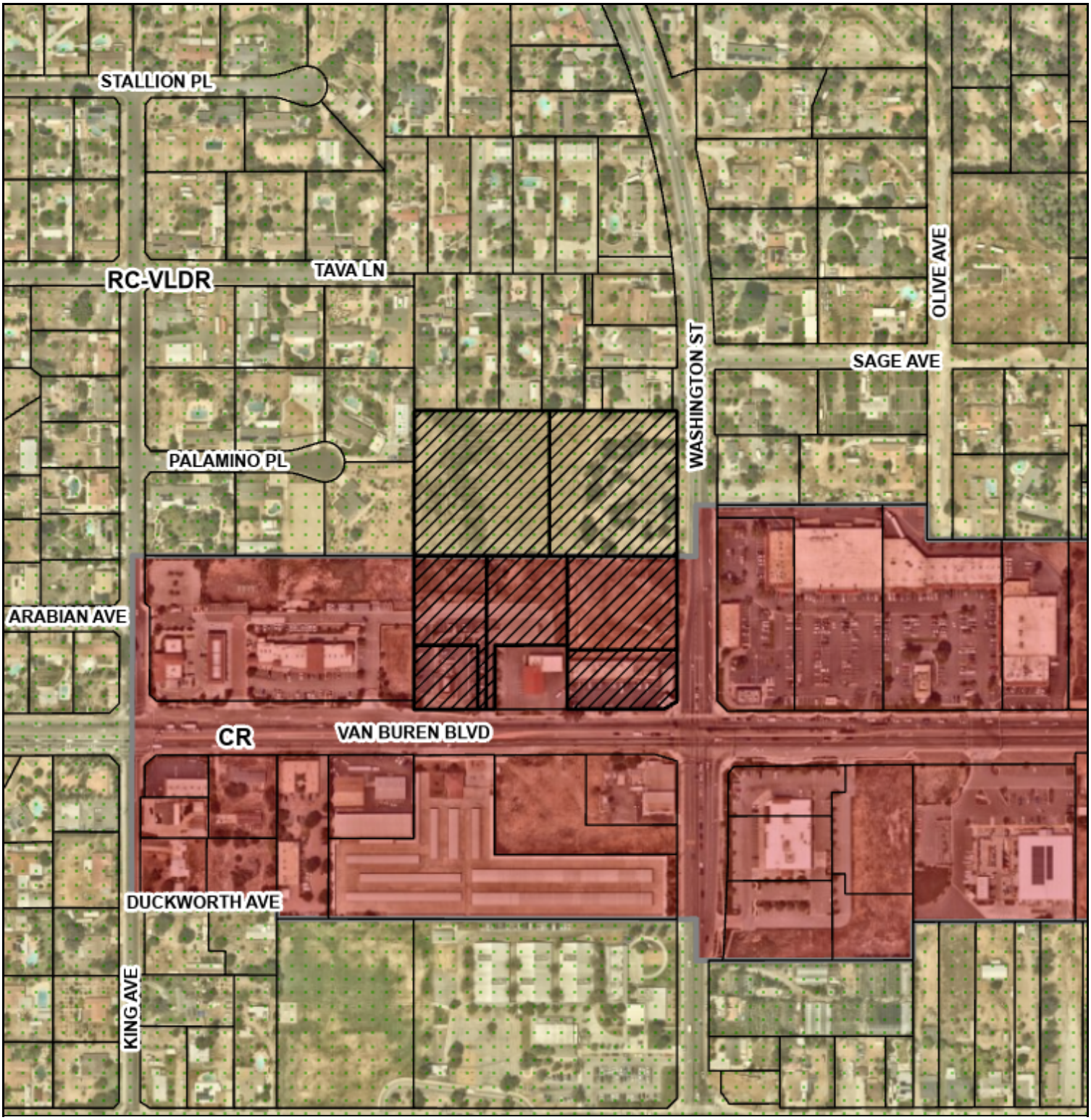
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240066

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 9-12-2025
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

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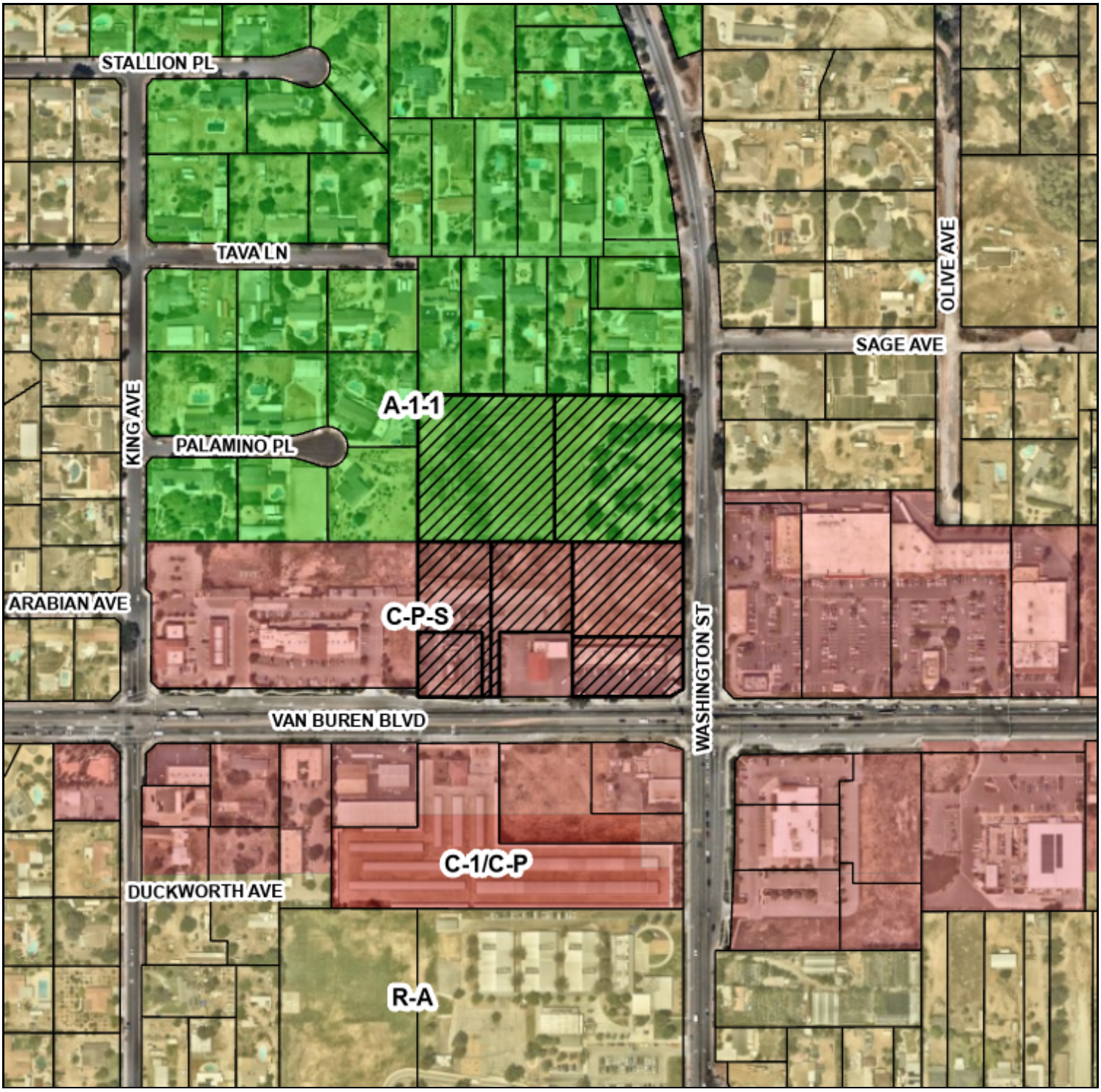
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240066

EXISTING ZONING

Supervisor: KAREN SPIEGEL
District: 2

Date: 9-12-2025
Exhibit: 2



Zoning Area/District: WOODCREST

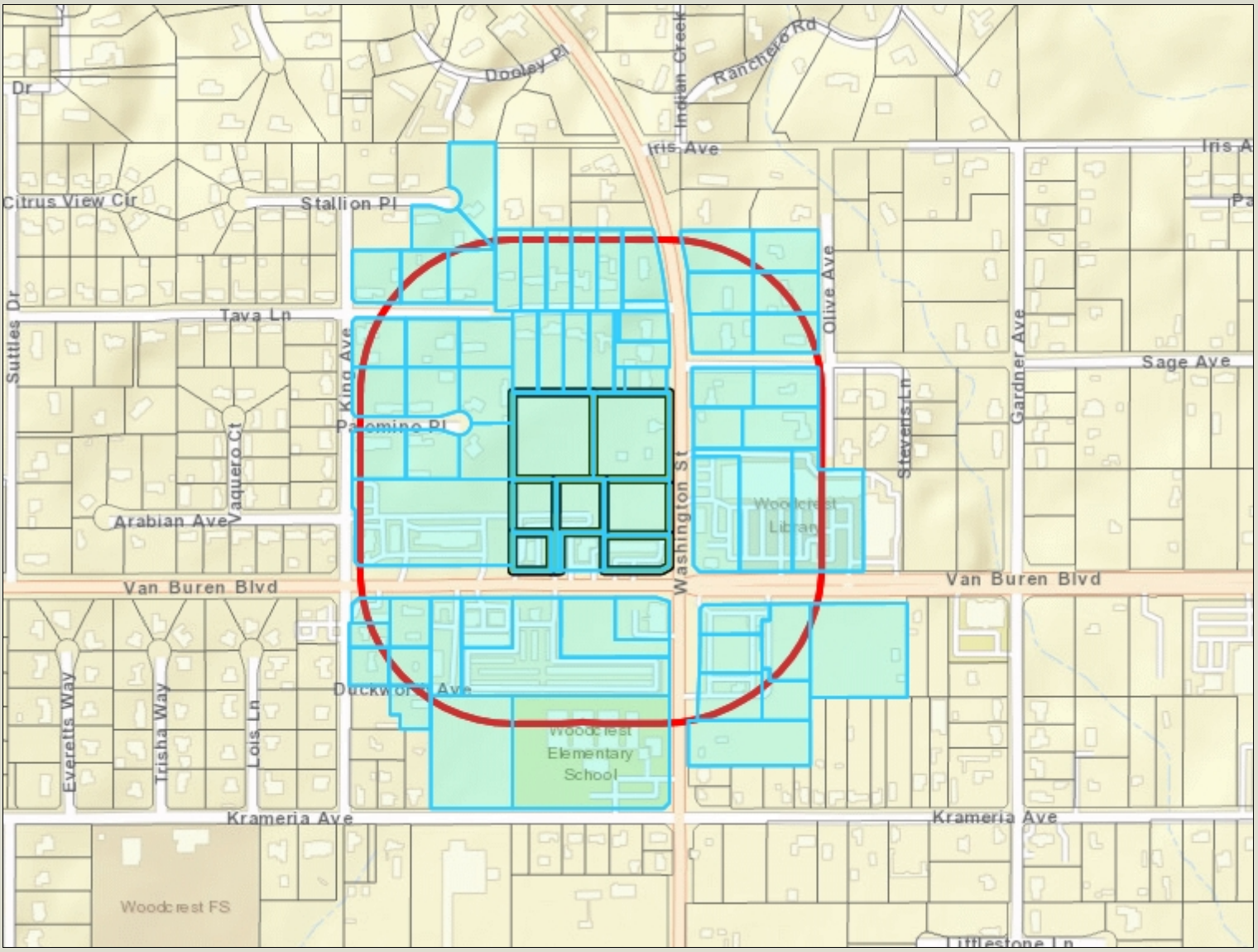
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GPA240066

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 3:25:36 PM

© Riverside County RCIT

273120011
KUPKA FAMILY TRUST DTD 2/19/21
16930 TAVA LN
RIVERSIDE CA 92504

273120012
CHRISTOPHER J. MORROW
16936 TAVA LN
RIVERSIDE CA 92504

273120013
JOSHUA BARNHART
16940 TAVA LN
RIVERSIDE CA 92504

273120014
RICHARD BROWN
19419 ASPEN LEAF DR
PERRIS CA 92570

273120015
LESTER DENNIS BROWN
16101 WASHINGTON ST
RIVERSIDE CA 92504

273120016
PHILLIP R. HERNANDEZ
16870 TAVA LN
RIVERSIDE CA 92504

273120021
HILLE C A 2022 FAMILY TRUST
16842 STALLION PL
RIVERSIDE CA 92504

273120022
LEON FAMILY TRUST DTD 08/12/2024
16813 STALLION PL
RIVERSIDE CA 92504

273120024
DARRYL L. LEYDE
16780 TAVA LN
RIVERSIDE CA 92504

273120025
THOMAS K. EGGER
16810 TAVA LN
RIVERSIDE CA 92504

273120026
RANDY L. SEVERSON
16840 TAVA LN
RIVERSIDE CA 92504

273120027
ANDREW SEARS
16890 TAVA LN
RIVERSIDE CA 92504

273130002
ANTONIO NAVARRO
16891 TAVA LN
RIVERSIDE CA 92504

273130003
JAZMIN MARIE ENCISO
16907 TAVA LN
RIVERSIDE CA 92504

273130004
FLORES CESAR & ALMA VERONICA FAMILY TRUST DTD 5/20/21
16961 TAVA LN
RIVERSIDE CA 92504

273130005
SALLY A. JAMES
16941 TAVA LN
RIVERSIDE CA 92504

273130006
ISABEL C. RODRIGUEZ
16123 WASHINGTON ST
RIVERSIDE CA 92504

273130007
RODRIGUEZ FAMILY TRUST DATED 08/07/2024
16123 WASHINGTON ST
RIVERSIDE CA 92504

273130010
JERRY W. BUNKER
12657 CARNATION ST
CORONA CA 92880

273130014
STATER BROS. MARKETS
301 S TIPPECANOE AVE
SAN BERNARDINO CA 92408

273130019
STATER BROS. MARKETS
301 S TIPPECANOE AVE
SAN BERNARDINO CA 92408

273130021
WILLIAM LEDOUX
16851 TAVA LN
RIVERSIDE CA 92504

273130022
CAMPBELL FAMILY TRUST DATED 03/31/2012
16821 TAVA LN
RIVERSIDE CA 92504

273130023
SEAN KREPSZ
16781 TAVA LN
RIVERSIDE CA 92504

273130024
ORTA FRANK A LIVING TRUST DTD 11/10/17
2910 ERNESTINE WAY
CORONA CA 92881

273130025
MARTIN H. STAGGS
16820 PALAMINO PL
RIVERSIDE CA 92504

273130026
DAN HUSEMAN
16850 PALAMINO PL
RIVERSIDE CA 92504

273130027
TRI NGO
16851 PALAMINO PL
RIVERSIDE CA 92504

273130028
KING JANE FAMILY TRUST DTD 03/18/25
16821 PALAMINO PL
RIVERSIDE CA 92504

273130029
PENTICOFF BERNARD G & JANICE D REV LIV TRUST
16791 PALAMINO PL
RIVERSIDE CA 92504

273130030
JERRY W. BUNKER
12657 CARNATION ST
CORONA CA 92880

273130031
RAMON SALAZAR
16181 WASHINGTON ST
RIVERSIDE CA 92504

273141003
J & L PROP
3405 ARLINGTON AVE
RIVERSIDE CA 92504

273141004
J & L PROP
3405 ARLINGTON AVE
RIVERSIDE CA 92506

273141005
HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

273141006
HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

273141007
HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

273141008
VALLEY BANK
24010 SUNNYMEAD BLVD
MORENO VALLEY CA 92553

273141009
YAZEN
764 RAMONA EXPY STE C
PERRIS CA 92571

273142002
JOSE CRISTOBAL DIEGO LOPEZ
16360 KING AVE
RIVERSIDE CA 92504

273142003
ALEX NIECHAYEV
16791 VAN BUREN BLVD
RIVERSIDE CA 92504

273142011
WILLIAM R. CRAMER
PO BOX 1987
PERRIS CA 92572

273142013
JOHN L. BIBER
15675 WASHINGTON ST
RIVERSIDE CA 92506

273142014
PACIFIC TELEPHONE & TELEGRAPH CO
140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

273142016
MARTHA M. ARAGON
16801 VAN BUREN BLVD
RIVERSIDE CA 92504

273142018
HAYWOODY
PO BOX 2123
RAMONA CA 92065

273150001
HURLBERT KATHLEEN L REVOCABLE TRUST DTD 03/15/22
16376 KING AVE
RIVERSIDE CA 92504

273150002
ALEX NIECHAYEV
16800 DUCKWORTH AVE
RIVERSIDE CA 92504

273150016
LOUIS ALONZO
16805 DUCKWORTH AVE
RIVERSIDE CA 92509

273150017
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

273150018
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

273150023
WILLIAM R. CRAMER
PO BOX 1987
PERRIS CA 92572

274021004

16100 WASHINGTON ST
RIVERSIDE CA 92504

274021005
ROBERT BALLENGER
16140 WASHINGTON ST
RIVERSIDE CA 92504

274021006
STEWART MARIE FAMILY TRUST 12/5/00
17060 SAGE AVE
RIVERSIDE CA 92504

274021007
ROJAS ANDRES & HORTENCIA FAMILY TRUST DTD 1/18/23
16120 WASHINGTON ST
RIVERSIDE CA 92504

274021013
SANTOS VAZQUEZ
1606 BROAD AVE
WILMINGTON CA 90144

274021014
FRANK HUIZAR
16080 WASHINGTON ST
RIVERSIDE CA 92504

274030001
DANIEL B. LEADER
16251 JACOBS CIR
RIVERSIDE CA 92504

274030002
RAMIREZ SANDRA LIVING TRUST UA DTD 04/17/2017
17070 SAGE AVE
RIVERSIDE CA 92504

274030003
ADRIAN H. GARCIA
16207 OLIVE AVE
RIVERSIDE CA 92504

274030004
CHARLES D. VAN CURLER
12615 GUM AVE
CHINO CA 91710

274030015
SANDS PARAGON MANAGEMENT
P O BOX 17358
ANAHEIM CA 92817

274030016
DIAJEFF
185 NW SPANISH RIVER 100
BOCA RATON FL 33431

274030017
SANDS PARAGON MANAGEMENT
P O BOX 17358
ANAHEIM CA 92817

274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE CA 92504

274040031
THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

274040034
THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

274040047
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040049
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040050
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

PRE-APPLICATION REVIEW (PAR) REVIEW LETTER

April 29, 2021

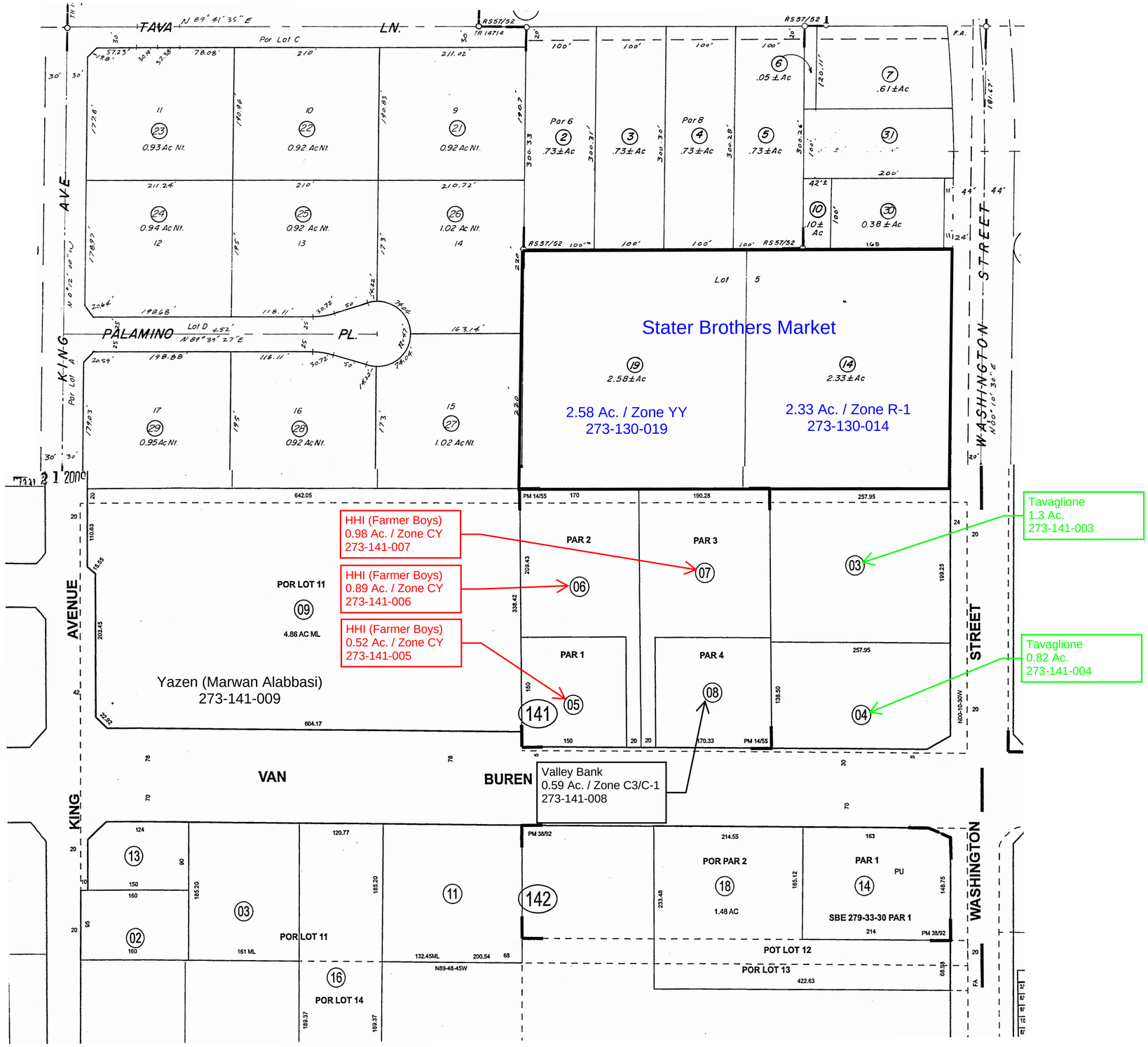
TO: Lawrence Canale
PO Box 2739
Mammoth Lakes, CA 93546

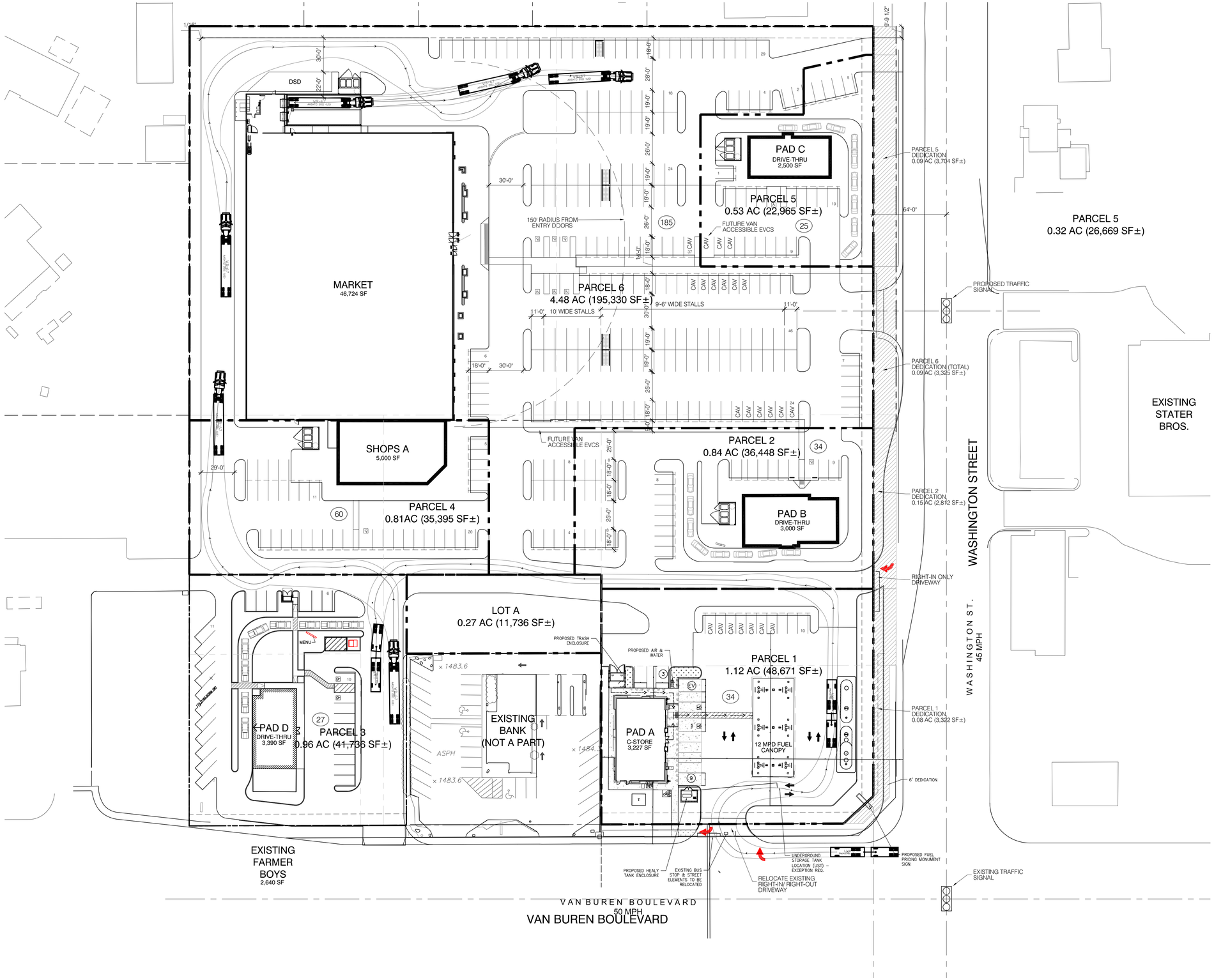
RE: Pre-Application Review No. 210018 (PAR210018)
PAR Meeting Date: April 29, 2021
PAR Planner: Gabriel Villalobos

PAR210018 is a request for a pre-application review for a proposed redevelopment of an existing partially developed site to include a market, two (2) retail shops and two (2) drive thru restaurants. The project is located in the 1st Supervisorial District, within the lake Mathews/Woodcrest Area Plan and has a general plan land use designation of Commercial Retail (CD:CR) (0.20 – 0.35 FAR) and Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min.) and a zoning classification of Scenic Highway Commercial (C-P-S) and Light Agriculture – 1 Acre Min. (A-1-1).

Attached is the Advisory Notification Document which provides you with comments from the various County Department's that have reviewed your project. These comments will generally provide information necessary to process the submittal of an actual development proposal, and will include the following information:

1. Application(s) which must be filed
   a. Application for a General Plan Amendment
      i. For parcels 273-130-0119 & 273-130-014 GPA from RC-VLDR to CR
      ii. Extraordinary Foundation Component GPA
      iii. GPA to be submitted and initiated prior to development applications
   b. Application for a Change of Zone
      i. For parcels 273-130-0119 & 273-130-014 CZ from A-1-1 to C-1/C-P (General Commercial)
   c. Application for a Plot Plan
2. Any special studies, or special plans or exhibits, which must be filed,
   a. Traffic Study
   b. VMT Analysis Memo
   c. Phase I Environmental Site Assessment (ESA)
   d. Phase I Cultural Resources/Archaeological Study
   e. MSHCP Consistency Analysis
   f. Paleontological Resources Investigation Report
   g. Noise Study
   h. Conceptual Landscape Plan
   i. Signage Plan
   j. Photometric Plan


TAVA LN.
PALAMINO PL.
KING AVE
WASHINGTON STREET
VAN BUREN
KING AVENUE
WASHINGTON STREET
Stater Brothers Market
2.58 Ac. / Zone YY
273-130-019
2.33 Ac. / Zone R-1
273-130-014
HHI (Farmer Boys)
0.98 Ac. / Zone CY
273-141-007
HHI (Farmer Boys)
0.89 Ac. / Zone CY
273-141-006
HHI (Farmer Boys)
0.52 Ac. / Zone CY
273-141-005
Yazen (Marwan Alabbasi)
273-141-009
Valley Bank
0.59 Ac. / Zone C3/C-1
273-141-008
Tavaglione
1.3 Ac.
273-141-003
Tavaglione
0.82 Ac.
273-141-004
POR LOT 11
4.88 AC ML
PAR 1
PAR 2
PAR 3
PAR 4
POR PAR 2
1.48 AC
PAR 1
SBE 279-33-30 PAR 1
POT LOT 12
POR LOT 13
POR LOT 14
POR LOT 11
161 ML
Por Lot C
Por Lot A
Lot D
Por 6
Por 8
.05 ± Ac
.61 ± Ac
.73 ± Ac
.10 ± Ac
0.38 ± Ac
0.93 Ac Nt.
0.92 Ac Nt.
0.94 Ac Nt.
1.02 Ac Nt.
2.58 ± Ac
2.33 ± Ac
0.95 Ac Nt.
PU
RS57/52
TR 14714
PM 14/55
PM 38/92
F.A.



PARKING

RCDC SECTION 18.12

REQUIRED PARKING: SHOPPING CENTERS (5.5/ 1000):	352 STALLS
TOTAL PARKING PROVIDED:	360 STALLS
STANDARD PARKING STALL DIMENSION:	9' X 18'
END STALL:	11' X 18'
MINIMUM AISLE WIDTH:	24'

ACCESSIBLE PARKING

2019 CBC
TABLE 11B-208.2

TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES
1- 25	1
26- 50	2
51- 75	3
76- 100	4
101- 150	5
151- 200	6
201- 300	7
301- 400	8
401- 500	9
501- 1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1/100 OVER 1,000

TOTAL PARKING PROVIDED:	360 STALLS
TOTAL ACCESSIBLE SPACES REQUIRED:	8 STALLS
VAN ACCESSIBLE REQ'D (SEC.11B-208.2.4)	2 OF TOTAL REQ'D
ACCESSIBLE SPACES PROVIDED:	
STANDARD STALL:	7 STALLS
VAN ACCESSIBLE STALLS:	6 STALLS
TOTAL ACCESSIBLE SPACES PROVIDED:	13 STALLS

CLEAN AIR VEHICLE PARKING

2019 CAL GREEN
TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF PARKING SPACES
0- 9	0
10- 25	1
26- 50	3
51- 75	6
76- 100	8
101- 150	11
151- 200	16
201 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED:	360 STALLS
TOTAL CAV PARKING REQUIRED:	29 STALLS
TOTAL CAV PARKING PROVIDED:	**29 STALLS

**(CALGREEN 5.106.5.3.5: FUTURE EVCS SPACES QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES)

FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2019 CAL GREEN
TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0- 9	0
10- 25	1
26- 50	2
51- 75	4
76- 100	5
101- 150	7
151- 200	10
201 AND OVER	6 PERCENT OF TOTAL

2019 CBC
TABLE 11B-228.3.2.1

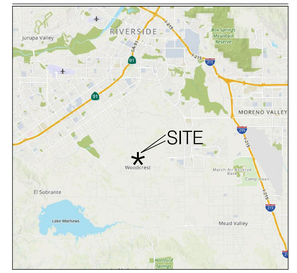
TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1- 4	1	0	0
5-25	1	1	0
26- 50	1	1	1
51- 75	1	2	2
76- 100	1	3	3
101 AND OVER	1 + 1/300 OVER 100	3 + 1/60 OVER 100	1 + 1/50 OVER 100

TOTAL PARKING PROVIDED:	360 STALLS
FUTURE EVCS SPACES REQUIRED):	22 STALLS
FUTURE ACCESSIBLE SPACES REQ'D (OF TOTAL):	
VAN ACCESSIBLE:	1 STALL
STANDARD ACCESSIBLE:	1 STALL
AMBULATORY:	0 STALLS
FUTURE EVCS SPACES PROVIDED:	
FUTURE STANDARD EVCS SPACES:	26 STALLS
FUTURE VAN ACCESSIBLE EVCS:	3 STALLS
FUTURE STANDARD ACCESSIBLE EVCS:	0 STALLS
FUTURE AMBULATORY EVCS:	0 STALLS
TOTAL FUTURE EVCS SPACES PROVIDED:	29 STALLS

FUTURE EVCS NOTES:

1. ALL CLEAN AIR VEHICLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ADDITION OF FUTURE ELECTRIC VEHICLE CHARGING STATIONS.
2. AB1100 CHAPTER 819. SECTION 22511.12 (b) AN ACCESSIBLE PARKING SPACE SERVED BY AN ACCESS AISLE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR AN ACCESSIBLE PARKING SPACE WITH AN AISLE DESIGNATED AS A FUTURE ELECTRIC VEHICLE PARKING SPACE SHALL COUNT AS AT LEAST TWO STANDARD AUTOMOBILE PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH ANY MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION.

VICINITY



ZONING

LAND USE DESIGNATION:	CR
PROPOSED ZONING (ALL PARCELS):	C-P-S (NO ZONING OVERLAY)
BUILDING SETBACKS:	NONE FOR BUILDINGS <35' 2' FOR EVERY FOOT >35'
PARKING SETBACK:	3' MIN
MAXIMUM BUILDING HEIGHT:	50'
MAXIMUM BUILDING COVERAGE:	%

PROJECT SUMMARY

LAND AREA:	9.00 AC(392,186 SF±)
RETAIL:	55,001 SF
RESTAURANT:	8,890 SF
TOTAL BUILDING AREA:	63,891 SF
BUILDING COVERAGE (F.A.R.):	16.3%

NOTE:
THIS SITE PLAN SHOWS DEVELOPERS PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN, ONLY. IT IS ONLY A PLAN, AND IT SHALL NOT BE DEEMED TO BIND DEVELOPER AS TO:
(A) THE SIZE OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR;
(B) THE CONFIGURATION, LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR
(C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON.

PHASE LINES AND NUMBERS, IF ANY, ARE FOR REFERENCE PURPOSES ONLY. PHASE LINES MAY BE REDRAWN, PHASE NUMBERS MAY BE REASSIGNED, AND THE CONSTRUCTION SEQUENCE OF THE PHASES MAY NOT NECESSARILY FOLLOW THE NUMERICAL SEQUENCE OF THE PHASES DEPICTED HEREON. ALL AT THE SOLE DISCRETION OF DEVELOPER.

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

CONCEPTUAL SITE PLAN SCHEME Ev3

NWC VAN BUREN & WASH
WOODCREST, CA

GKPA PROJECT #18126.01
25 JULY 2022

0 20' 40' 80'
SCALE: 1" = 40.00'

NORTH

NWC VAN BUREN & WASHINGTON

WOODCREST, RIVERSIDE COUNTY, CALIFORNIA

LJC ENTERPRISES
P.O. BOX 2739
MAMMOTH LAKES, CA 93456
951.760.0760

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

©GK PIERCE ARCHITECTS, INC. 2022

CASE: PAR210018
EXHIBIT: Exhibit G
DATE: 4/09/2021
PLANNER: gvillalo

LEGEND

RED/RED – BUILDING & SAFETY/GRADING DIVISION COMMENTS
PURPLE – PLANNING DEPARTMENT COMMENTS
GREEN – ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE – TRANSPORTATION DEPARTMENT COMMENTS
BLUE – FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN – REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED – FIRE DEPARTMENT COMMENTS
YELLOW – ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
DEEP BLUE – BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE – WASTE MANAGEMENT DEPARTMENT COMMENTS

CONCEPTUAL

Concept reflects discussion from meeting held on 05/26/2022 at 10AM

64-FEET ULTIMATE ROW

64 ft

20 ft

RELOCATE ENCROACHMENTS WITHIN ROAD ROW

POTENTIAL FULL ACCESS DRIVEWAY
MAY REQUIRE TRAFFIC SIGNAL

APPLICANT REQUESTS FOR EXISTING POWER POLES TO REMAIN ABOVE GROUND. UNDERGROUNDING OR RELOCATION WILL LIKELY CAUSE THE PROJECT TO BE FINANCIALLY INFEASIBLE.

APPLICANT INDICATED EXTENSIVE OUTREACH TO EXISTING BANK HAS BEEN FRUITLESS. SEVERAL OFFERS HAVE BEEN MADE TO ACQUIRE OR RELOCATE THE EXISTING BANK BUT THE BANK IS NOT INTERESTED. THE APPLICANT INDICATED THE BANK OWNS THE "NOT A PART" PARCEL.

TRANSPORTATION DEPARTMENT TO PROVIDE THE CAD FILE FOR THE VAN BUREN BLVD WIDENING PROJECT TO THE PROJECT ENGINEER. THE PROJECT ENGINEER IS TO REVIEW AND EVALUATE DRIVEWAY LOCATIONS, CURB LOCATION, AND ADD BUS STOP.

RIGHT-IN ONLY DRIVEWAY

CONSIDER RELOCATING EXISTING BANK

DELETED

ENSURE RECIPROCAL ACCESS IS OBTAINED

ELIMINATE DRIVEWAY

CENTERLINE

44 ft

LANE ALIGNMENTS NEED TO BE VERIFIED WITH THE SOUTH LEG

(Note: Insufficient area for 4' median)

CONSOLIDATE EXISTING DRIVEWAYS INTO ONE DRIVEWAY (EXAMPLE SHOWN)

DELETED

PROVIDE WESTBOUND RIGHT-TURN LANE

CENTERLINE

BUS STOP NEEDED. COORDINATION WITH RTA REQUIRED.

VAN BUREN BLVD

WASHINGTON ST

1489.0 FF

1492.5 FF

1491.0 FF

1487.0 FF
PAD A
C-STORE
3,227 SF

BANK

FARMER BOYS

1488.5 FF

GRAPHIC SCALE: 1"=30'

NOT FOR CONSTRUCTION

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE:

NO.: REVISION:

PROJECT: STATER BROS. RELOCATION
NWC OF VAN BUREN BLVD & WAHINGTON ST
RIVERSIDE, CA 92504

DRAWING NAME: CONCEPTUAL GRADING EXHIBIT

ISSUE:	CONCEPTUAL
DATE:	10/5/20
CHECKED: RV	DRAWN: DG
DRAWING FILE: 9267cg101	
PROJECT NO.: 10-267	
SHEET NUMBER:	1
OF 1	SHEETS
SCALE: AS SHOWN	

EXTERNAL REFERENCES: 9267xrecdl 9267xrdtl 9267xrtl 9267xrtl 9267xrtl 9267xrtl
ELEVATE & DETOUR: 9267xrtl 9267xrtl 9267xrtl 9267xrtl 9267xrtl 9267xrtl

PLOT PLAN APPLICATION EXHIBIT A

NWC OF VAN BUREN & WASHINGTON

RIVERSIDE COUNTY, CA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 5 OF FERTILE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF LOT D OF FERTILE ACRES AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS WOULD PASS BY OPERATION OF LAW PER RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AND RECORDED AUGUST 21, 1962 AS INSTRUMENT NO. 79087 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 5 OF FERTILE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

***EXCEPTING THEREFROM** THE EASTERLY RECTANGULAR 24 FEET OF SAID SOUTH ONE-HALF OF LOT 5 AS GRANTED TO THE COUNTY OF RIVERSIDE IN GRANT DEED RECORDED MARCH 21, 1958 IN BOOK 2241, PAGE 475 OF OFFICIAL RECORDS OF SAID COUNTY.*

***TOGETHER WITH** THAT PORTION OF LOT D OF FERTILE ACRES AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS WOULD PASS BY OPERATION OF LAW PER RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AND RECORDED AUGUST 21, 1962 AS INSTRUMENT NO. 79087 OF OFFICIAL RECORDS OF SAID COUNTY.*

PARCEL 3:

THE EASTERLY 257.95 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF LOTS 12 AND D OF FERTILE ACRES, AS PER MAP RECORDED IN BOOK 11 PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING** AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 12 WITH THE NORTHERLY LINE OF VAN BUREN BOULEVARD (100 FEET IN WIDTH); THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID VAN BUREN BOULEVARD, 618.45 FEET TO THE WEST LINE OF WASHINGTON STREET (88 FEET IN WIDTH); THENCE NORTHERLY ALONG SAID WEST LINE OF WASHINGTON STREET, 362.75 FEET TO THE CENTER LINE OF SAID LOT D; THENCE WESTERLY ALONG SAID CENTER LINE OF LOT D, 618.45 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 32; THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 362.75 FEET TO THE **POINT OF BEGINNING;

***EXCEPTING THEREFROM** THE SOUTHERLY 143.5 FEET THEREOF;*

PARCEL 4:

THE EASTERLY 257.95 FEET OF THE SOUTHERLY 143.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF LOTS 12 AND D OF FERTILE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 71 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING** AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 12 WITH THE NORTHERLY LINE OF VAN BUREN BOULEVARD (100 FEET IN WIDTH); THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID VAN BUREN BOULEVARD, 618.45 FEET TO THE WEST LINE OF WASHINGTON STREET (88 FEET IN WIDTH); THENCE NORTHERLY ALONG SAID WEST LINE OF WASHINGTON STREET, 362.75 FEET TO THE CENTER LINE OF SAID LOT D; THENCE WESTERLY ALONG SAID CENTER LINE OF LOT D, 618.45 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 32; THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 362.75 FEET TO THE **POINT OF BEGINNING;

***EXCEPTING THEREFROM** SAID EASTERLY 257.95 FEET OF THE SOUTHERLY 143.5 FEET; THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 30, 1972 AS INSTRUMENT NO. 41803 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.*

PARCEL 5:

PARCELS 1, 2 AND 3 OF PARCEL MAP 6029, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 55, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5A:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS AND MAINTENANCE ON, OVER AND ACROSS THE PORTION OF LAND DESCRIBED THEREIN, AND PROVIDED FOR AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "RECIPROCAL ACCESS AND PARKING AGREEMENT" RECORDED JULY 6, 2007 AS INSTRUMENT NO. 2007-440878 OF OFFICIAL RECORDS.

(SAID DOCUMENT DOES NOT CONTAIN PLOTTABLE LEGAL DESCRIPTIONS FOR THE EASEMENTS REFERENCED IN SAID DOCUMENT)

PARCEL 6, 7, 7A, AND 7B:

INTENTIONALLY DELETED.

ASSESSOR PARCEL NUMBERS:

273-130-019; 273-130-014;
273-141-003; 273-141-004;
273-141-005; 273-141-006;
273-141-007

EASEMENTS:

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 06, 1976 AS INSTRUMENT NO. 16679 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS A)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN ON PARCEL MAP 6029, FILED IN PARCEL MAP BOOK 14, PAGE 55, BEING NORTH 89°30'55" EAST.

REFERENCES:

R1	*PARCEL MAP 6029, P.M.B. 14/55*
R2	*RECORD OF SURVEY, R.S.B. 57/52*
R3	*TRACT 14714, M.B. 120/5-6*
R4	*PARCEL MAP 10641, P.M.B. 69/69-70*
R5	*FERTILE ACRES, M.B. 11/71*
(...)	*INDICATES RECORD OR CALCULATED FROM RECORD DATA AS NOTED.*
M&R	*INDICATES MEASURE DATA AND RECORD DATA ARE THE SAME.*

WATER QUALITY MANAGEMENT PLAN:

INFILTRATION IS NOT AN ACCEPTABLE MEANS OF WATER QUALITY FOR THIS SITE DUE TO BEDROCK CLOSE TO THE SUBSURFACE. THE MAJORITY OF THE PROJECT IS DESIGNED TO DRAIN TO SEVERAL PROPOSED ABOVE GROUND BIOFILTRATION PONDS (BP) STRATEGICALLY LOCATED THROUGHOUT THE SITE. SMALLER DRAINAGE AREAS THAT ARE NOT FEASIBLE TO DRAIN TO ABOVE GROUND BIOFILTRATION PONDS WILL BE TREATED WITH PROPRIETARY DEVICES (PD) IN COMPLIANCE WITH THE COUNTIES WATER QUALITY MANAGEMENT REQUIREMENTS

FEMA MAPPED FLOODWAYS

SUBJECT PROPOERTY IS NOT LOCATED IN A FEMA MAPPED FLOODPLAIN OR FLOODWAY

LIQUEFACTION NOTE

THE SITE IS NOT LOCATED IN A LIQUEFACTION ZONE

PROJECT DESCRIPTION:

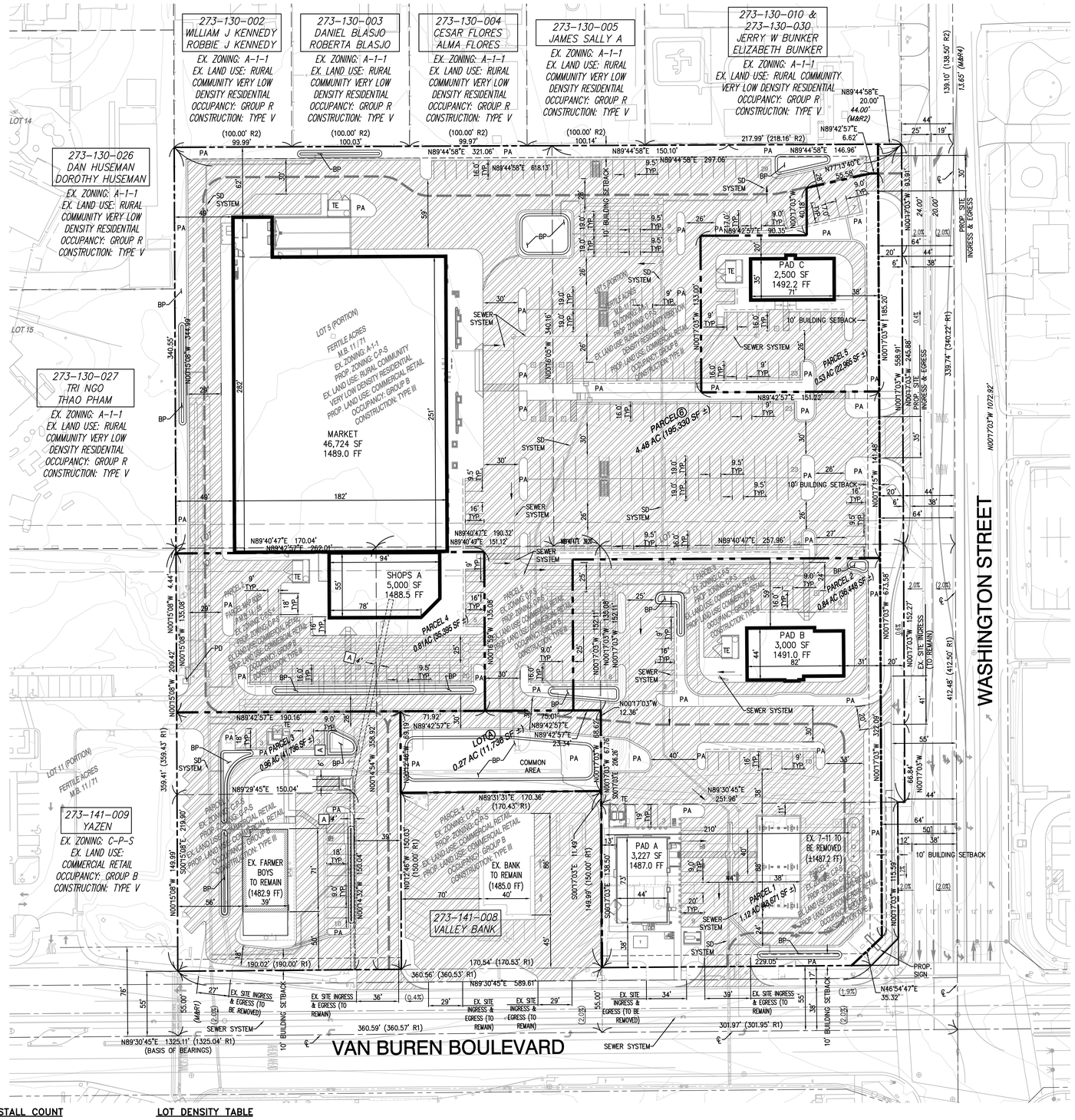
THE PROJECT SITE IS LOCATED ON 7 PARCELS TOTALING 9.31 AC. THE EXISTING SITE IS PARTIALLY DEVELOPED INCLUDING A BANK, FARMER BOYS RESTAURANT, AND 7-11 IN A STRIP MALL ON THE SOUTH END OF THE PROPERTY. THE PROPOSED DEVELOPMENT INCLUDES A MARKET, RETAIL SHOPS & TWO (2) RESTAURANTS WITH DRIVE THROUGH.

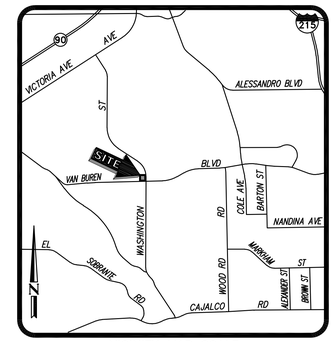
PARKING STALL COUNT

ACCESSIBLE SPACES PARKING: 13
CLEAN AIR VEHICLE PARKING: 29
FUTURE ELECTRIC VEHICLE CHARGING STATION PARKING: 29
TOTAL SITE PARKING: 360

LOT DENSITY TABLE

RETAIL:	55,001 SF
RESTAURANT:	8,890 SF
TOTAL BUILDING AREA:	63,891 SF
BUILDING COVERAGE (F.A.R.):	16.3%





VICINITY MAP SCALE
1"=8,000'

LEGEND

- PROPERTY LINE/EX. RIGHT OF WAY
- PROP. RIGHT OF WAY
- CENTER LINE
- RIGHT-OF-WAY LINE
- UNDERLYING LOT LINE
- PTR PARCEL LINE
- OLD LOT LINE
- TIE LINE
- EASEMENT
- TRUCK ROUTE
- PAVED AREAS

ABBREVIATIONS

BP	= BIOFILTRATION POND
℄	= CENTER LINE
EX.	= EXISTING
PA	= PLANTER AREA
PROP.	= PROPOSED
SD	= STORM DRAIN
SF	= SQUARE FOOTAGE
TBD	= TO BE DETERMINED
TE	= TRASH ENCLOSURE

APPLICANT/DEVELOPER:

LJC ENTERPRISES
P.O. BOX 2739
MAMMOTH LAKES, CA 93546
CONTACT: LARRY CANALE
(951) 760-0760

ENGINEER/EXHIBIT PREPARER:

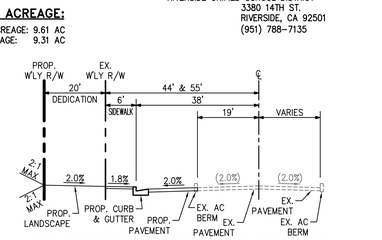
DRC ENGINEERING, INC
160 S. OLD SPRINGS RD SUITE 210
ANAHEIM HILLS, CA 92808
CONTACT: RENE VARGA
(714) 685-6860 X337
RVARGA@DRC-ENG.COM

TOTAL ACREAGE:

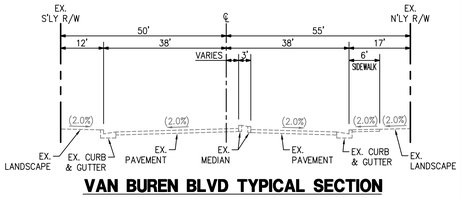
GROSS ACREAGE: 9.61 AC
NET ACREAGE: 9.31 AC

UTILITIES:

WATER & SEWER	WESTERN MUNICIPAL WATER DISTRICT 14205 MERIDIAN PKWY. RIVERSIDE, CA 92518 (951) 571-7100
GAS	SO CAL GAS COMPANY 1981 W. LUGONIA REDLANDS, CA 92374 (213) 244-1200
TELEPHONE	FRONTIER COMMUNICATIONS 9 S. 4TH ST. REDLANDS, CA 92373 (855) 295-7926
ELECTRIC	SOUTHERN CALIFORNIA EDISON 24487 PRIELIPP DR. WILDOMAR, CA 92595 (951) 249-8301
CABLE TV	SPECTRUM 7337 CENTRAL AVE. RIVERSIDE, CA 92504 (833) 267-6097
	RIVERSIDE UNIFIED SCHOOL DISTRICT 3380 14TH ST. RIVERSIDE, CA 92501 (951) 788-7135



WASHINGTON ST TYPICAL SECTION
SCALE: N.T.S.



VAN BUREN BLVD TYPICAL SECTION
SCALE: N.T.S.

EARTHWORK QUANTITIES	
CUT: 17,389 CY	FILL:10,648 CY
TOTAL EARTHWORK: 6,741 CY EXPORT	

* EXPORT DESTINATION & TRAVEL ROUTE TBD

GRAPHIC SCALE: 1"=40'

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

NOT FOR CONSTRUCTION

NO.:	REVISION:	DATE:

PROJECT: NWC OF VAN BUREN & WASHINGTON
WOODCREST
RIVERSIDE COUNTY, CA

DRAWING NAME: PLOT PLAN EXHIBIT A

ISSUE:	PLOT PLAN
DATE:	3/28/24
CHECKED: RJV	DRAWN: MAB
DRAWING FILE: 9267_PLOT PLAN EX	
PROJECT NO.: 19-267	
SHEET NUMBER: 1	
OF 1 SHEETS	
SCALE: AS SHOWN	

PLOTTED BY: RENE CHI Oct 11 2024 7:55am CFB:
G:\DRAWINGS\9267\Planning\9267_PLOT PLAN EX.dwg

Untitled Map

Write a description for your map.

Legend

- 17-505 Return Meeting Trip 5/30/18
- Feature 1
- Feature 2
- Feature 3
- Riverside
- Starbucks
- Stater Bros. Markets
- Woodcrest Montessori Education Center

19-267 LJC Enterprises NWC Washington & Van Buruen Riverside

Altura Credit Union

Stater Bros. Markets

Starbucks

Dorry's Bar & G

Kahoots Feed & Pet

17-365 Peninsula F

Woodcrest Self Storage

Google Earth

N

500 ft

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.

Director's Hearing: July 29, 2024

PROPOSED PROJECT

Case Number(s):	GPA240066 (Initiation Proceeding)	**Applicant(s):** Lawrence Canale	
Environmental:	Exempt		
Area Plan:	Lake Mathews/Woodcrest	**Representative(s):** Michael Brhel	
Zoning Area/District:	Woodcrest District		
Supervisorial District:	Second District		
Project Planner:	Richard Marshalian		
Project APN(s):	273-130-014, & -019 and		

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) & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Commercial Retail (CR) & Very Low Density Residential (VLDR) to Commercial Retail (CR), on seven parcels, totaling 9.42 gross acres.

The seven parcels are located north of Van Buren Blvd, east of King Avenue, south of Tava Lane, and west of Washington Street.

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. 240066 (GPA240066).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC) & Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)

Existing General Plan Land Use Designation:	Commercial Retail (CR) & 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)
East:	Commercial Retail (CR) & Very Low Density Residential (VLDR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR) & Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture, 1 acre minimum) C-P-S (Scenic Highway Commercial)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-1 (Light Agriculture, 1 acre minimum)
East:	C-P-S (Scenic Highway Commercial) R-A (Residential Agriculture)
South:	C-P-S (Scenic Highway Commercial)
West:	A-1-1 (Light Agriculture, 1 acre minimum) C-P-S (Scenic Highway Commercial)
Existing Use:	Commercial Retail | Parking Lots | Vacant
Surrounding Uses	
North:	Single-Family Dwellings
East:	Street | Commercial Retail | Parking Lots | Single-Family Dwellings
South:	Street | Commercial Retail | Single-Family Dwelling
West:	Commercial Retail | Parking Lots | Single-Family Dwelling

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:	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 Reserve Base
Environmental Justice 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 (GPA240066) 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

GPA240066 is a proposal to change the Foundation Component Land Use Designation from Rural Community & Community Development: Commercial Retail & Very Low Density Residential (RC & CD:CR & VLDR) to Community Development: Commercial Retail (CD:CR). The parcels are not located in a policy or overlay.

If the initiation for GPA240066 is approved, the applicant intends to apply for implementing a project consisting of the development of a strip mall including a market, retail shops, a bank, and two drive thru restaurants along with a 7-11 with gas pumps.

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 XXX 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.

X comments were received to date. Comments indicated concerns/support for/about X.

ATTACHMENTS

Exhibit A – Map of Vicinity
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Applicant's Exhibits
Exhibit E – Noticing Radius and Labels
Exhibit F – Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

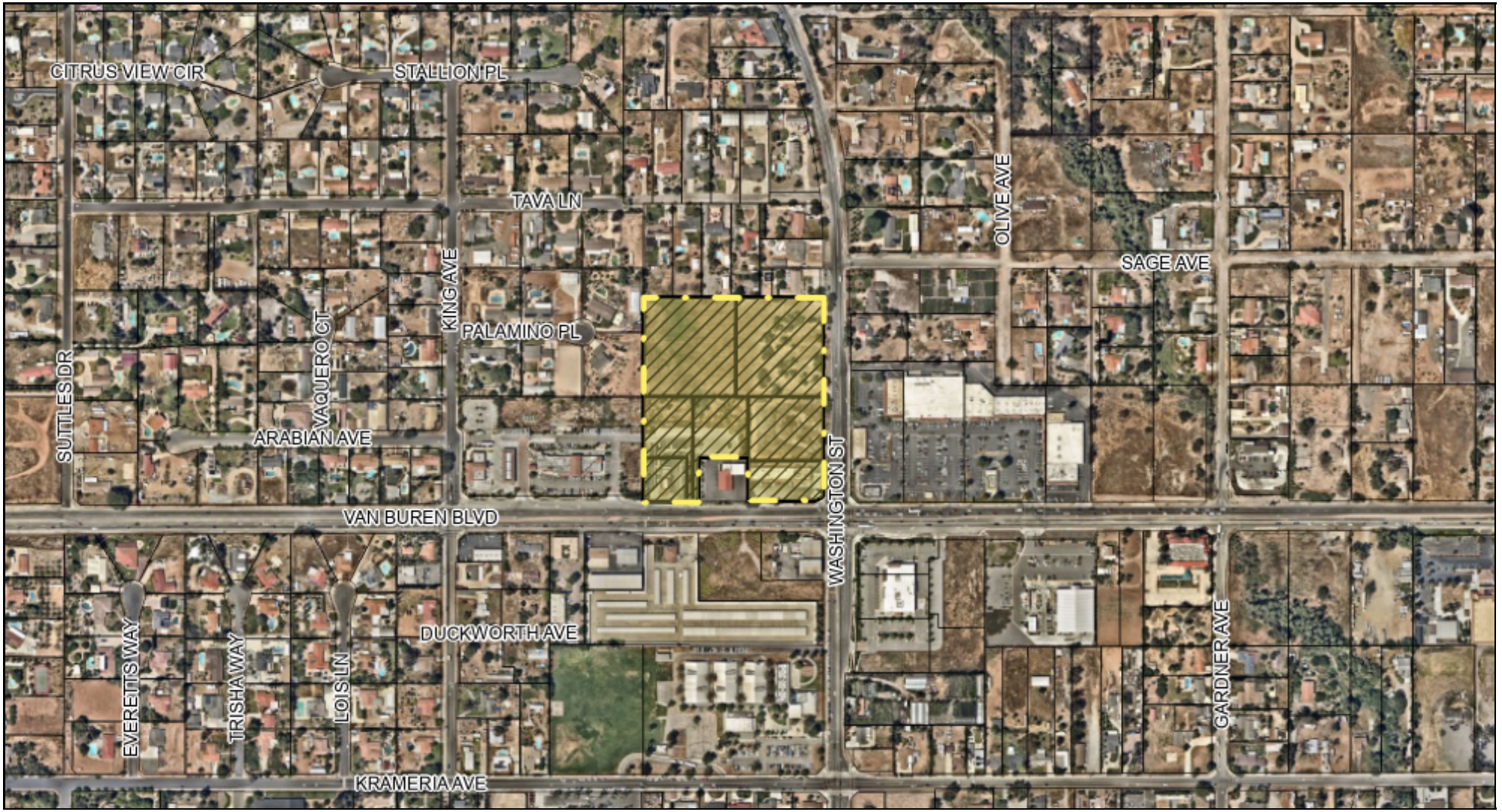
GPA240066

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-30-2024

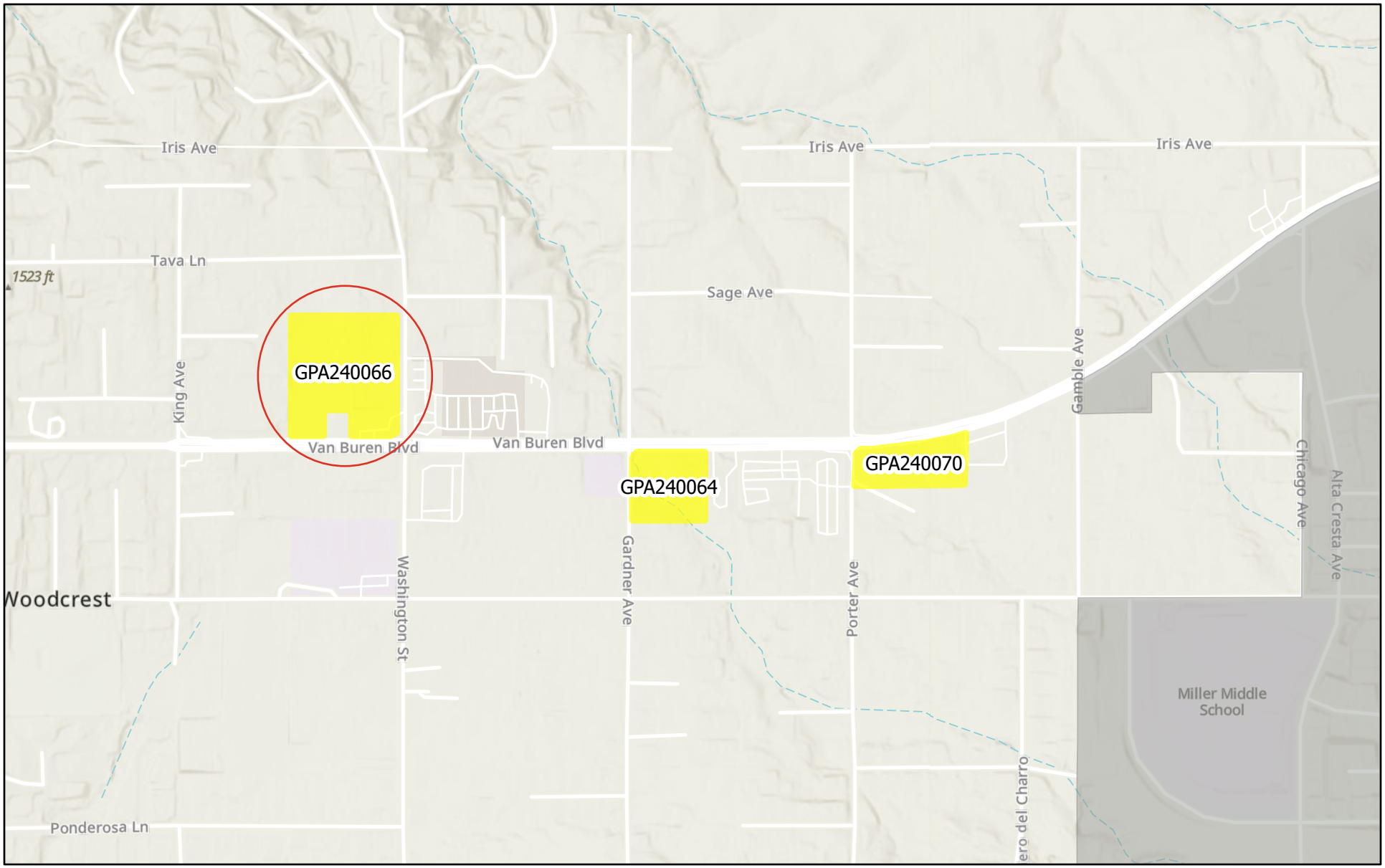


Zoning Area/District: WOODCREST

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FGPA Status Map



11/14/2024

FGPA Web Map

Cities - CITIES

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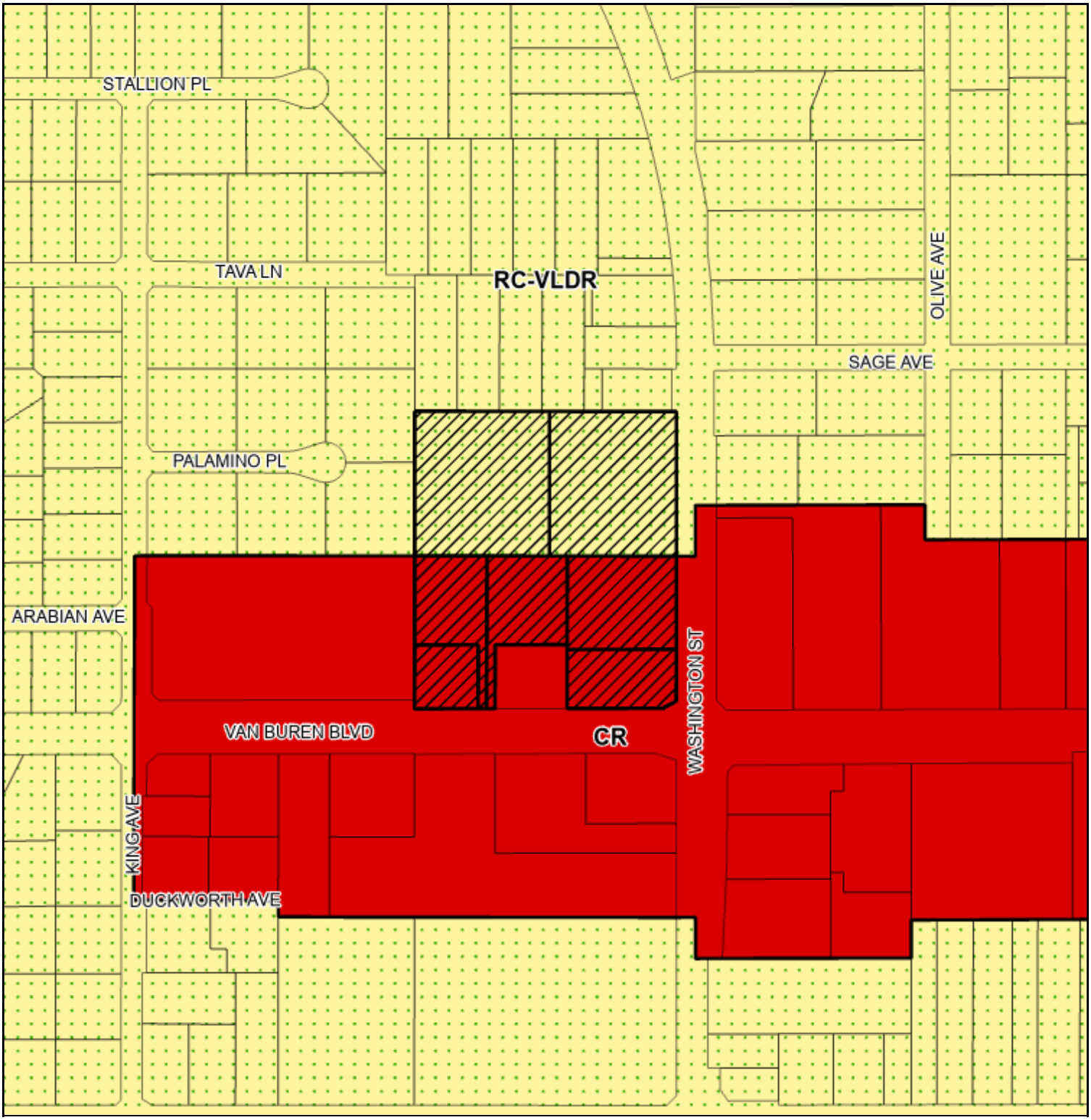
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240066

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-30-2024
Exhibit: 5



Zoning Area/District: WOODCREST

Author:

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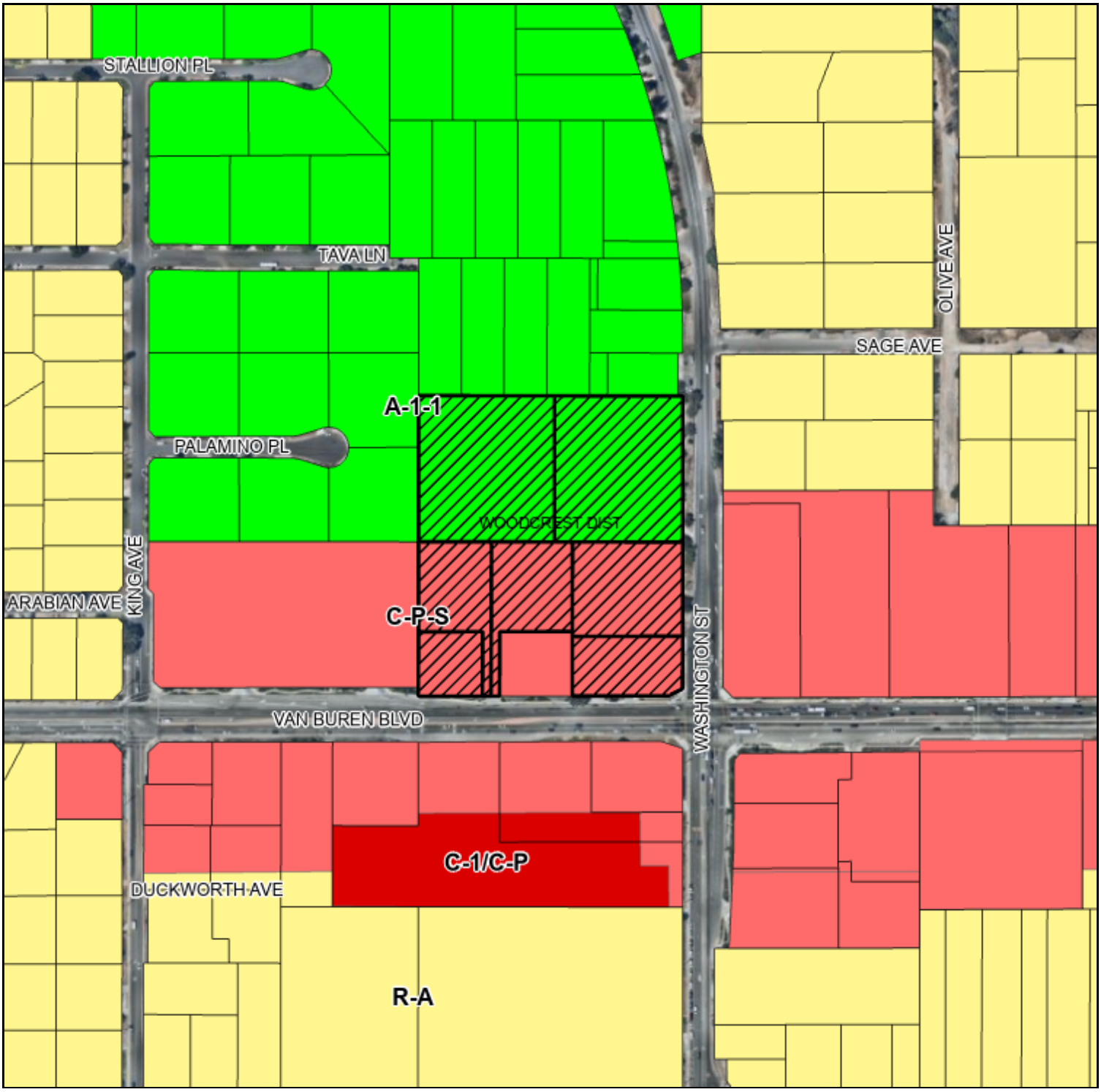
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240066

EXISTING ZONING

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-30-2024
Exhibit: 2



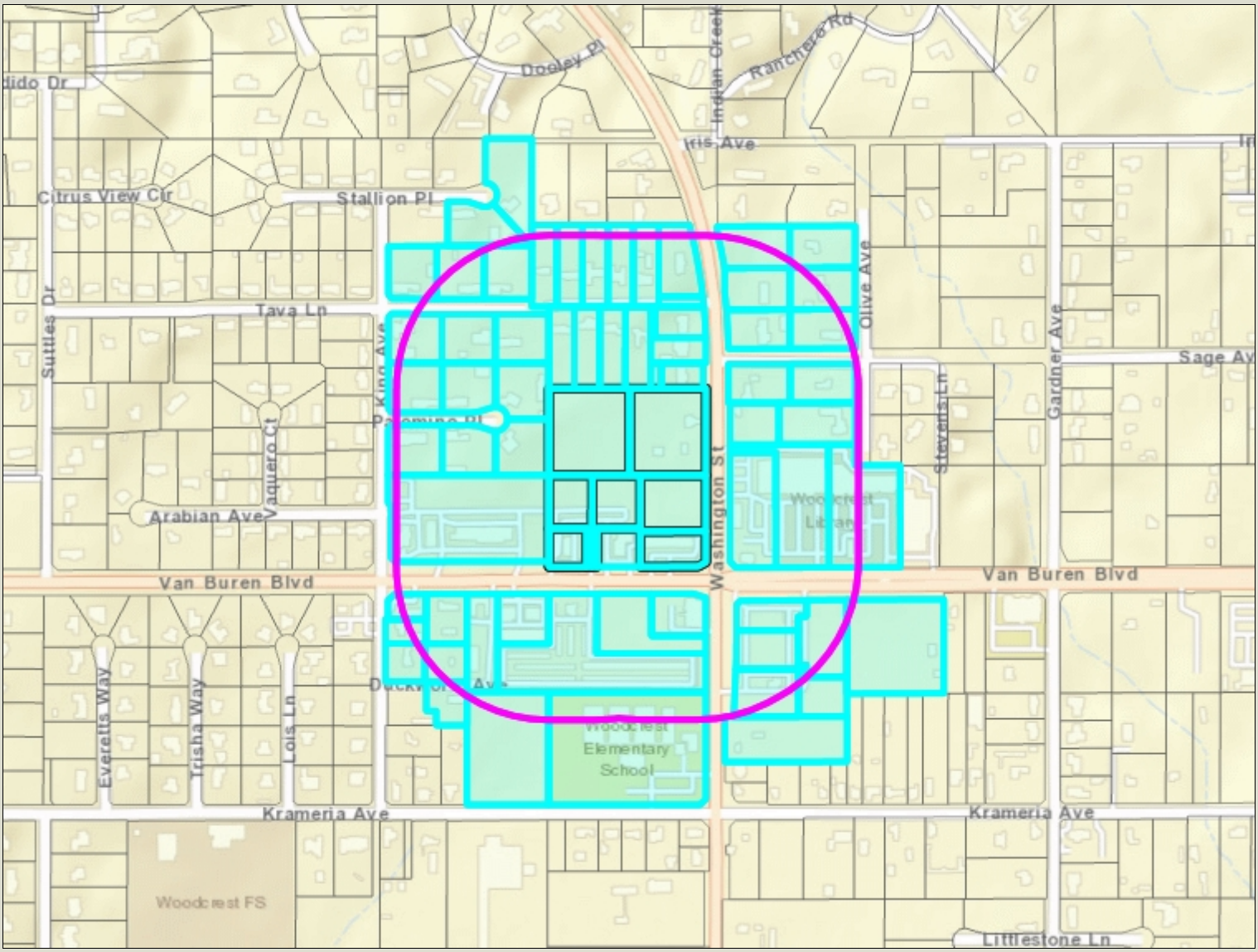
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0 350 700 ft

Riverside County GIS Mailing Labels

GPA240066





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

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2910 ERNESTINE WAY
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MARTIN H. STAGGS
16820 PALAMINO PL
RIVERSIDE CA 92504

273130026
DAN HUSEMAN
16850 PALAMINO PL
RIVERSIDE CA 92504

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TRI NGO
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RIVERSIDE CA 92504

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JANE A. KING
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RIVERSIDE CA 92504

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BERNARD G. PENTICOFF
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RIVERSIDE CA 92504

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RAMON SALAZAR
16181 WASHINGTON ST
RIVERSIDE CA 92504

273141003
J & L PROP
3405 ARLINGTON AVE
RIVERSIDE CA 92504

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HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

273141008
VALLEY BANK
24010 SUNNYMEAD BLVD
MORENO VALLEY CA 92553

273141009
YAZEN
764 RAMONA EXPY STE C
PERRIS CA 92571

273142002
DAVID R. VILLANUEVA
16360 KING AVE
RIVERSIDE CA 92504

273142003
ALEX NIECHAYEV
16791 VAN BUREN BLVD
RIVERSIDE CA 92504

273142011
WILLIAM R. CRAMER
PO BOX 1987
PERRIS CA 92572

273142013
JOHN L. BIBER
15675 WASHINGTON ST
RIVERSIDE CA 92506

273142014
PACIFIC TELEPHONE & TELEGRAPH CO
140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

273142016
MARTHA M. ARAGON
16801 VAN BUREN BLVD
RIVERSIDE CA 92504

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CRAMER FAMILY TRUST DATED
7/30/82,NON-MARITAL DUC TRUST B
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RIVERSIDE CA 92504

273150001
HURLBERT KATHLEEN L REVOCABLE
TRUST DTD 03/15/22
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RIVERSIDE CA 92504

273150002
ALEX NIECHAYEV
16800 DUCKWORTH AVE
RIVERSIDE CA 92504

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LOUIS ALONZO
16805 DUCKWORTH AVE
RIVERSIDE CA 92509

273150017
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

274021004

16100 WASHINGTON ST
RIVERSIDE CA 92504

274021005
ROBERT BALLENGER
16140 WASHINGTON ST
RIVERSIDE CA 92504

274021006
STEWART MARIE FAMILY TRUST 12/5/00
17060 SAGE AVE
RIVERSIDE CA 92504

274021007
ROJAS ANDRES & HORTENCIA FAMILY TRUST DTD 1/18/23
16120 WASHINGTON ST
RIVERSIDE CA 92504

274021013
SANTOS VAZQUEZ
1606 BROAD AVE
WILMINGTON CA 90144

274021014
FRANK HUIZAR
16080 WASHINGTON ST
RIVERSIDE CA 92504

274030001
DANIEL B. LEADER
16251 JACOBS CIR
RIVERSIDE CA 92504

274030002
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RIVERSIDE CA 92504

274030003
ADRIAN H. GARCIA
16207 OLIVE AVE
RIVERSIDE CA 92504

274030004
CHARLES D. VAN CURLER
12615 GUM AVE
CHINO CA 91710

274030015
SANDS PARAGON MANAGEMENT
P O BOX 17358
ANAHEIM CA 92817

274030016
DIAJEFF
185 NW SPANISH RIVER 100
BOCA RATON FL 33431

274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE CA 92504

274040031
THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

274040047
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040053
REALTY INCOME PROPERTIES 11
11995 EL CAMINO REAL
SAN DIEGO CA 92130

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.8
(ID # 26587)
MEETING DATE:
Wednesday, November 20, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) Foundation Component – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Community Development (CD) - Proposed: Community Development (CD) – Location: North of Van Buren Boulevard, east of King Avenue, south of Tava Lane, and west of Washington Street – 9.42 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1 acre minimum) & C-P-S (Scenic Highway Commercial) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 to change the General Plan Foundation Component of seven (7) parcels from Rural Community & Community Development: Commercial Retail & Very Low Density Residential (RC & CD:CR & 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 GPA240066 is initiated by the Board of Supervisors. – APN: 273-130-014, & -019 and 273-141-003, -004, -005, -006 & -007. Project Planner Jose Merlan at (951) 955 – 0314 or email at jmerlan@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240066
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):	273-130-014, & -019 and 273-141-003, -004, -005, -006, & -007
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) & Community Development (CD) to Community Development (CD) and amend its Land Use Designation from Commercial Retail (CR) & Very

Low Density Residential (VLDR) to Commercial Retail (CR), on seven parcels, totaling 9.42 gross acres.

The seven parcels are located north of Van Buren Blvd, east of King Avenue, south of Tava Lane, and west of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240066 (GPA240066).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC) & Community Development (CD)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR) & 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)
East:	Commercial Retail (CR) & Very Low Density Residential (VLDR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR) & Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture, 1 acre minimum) C-P-S (Scenic Highway Commercial)

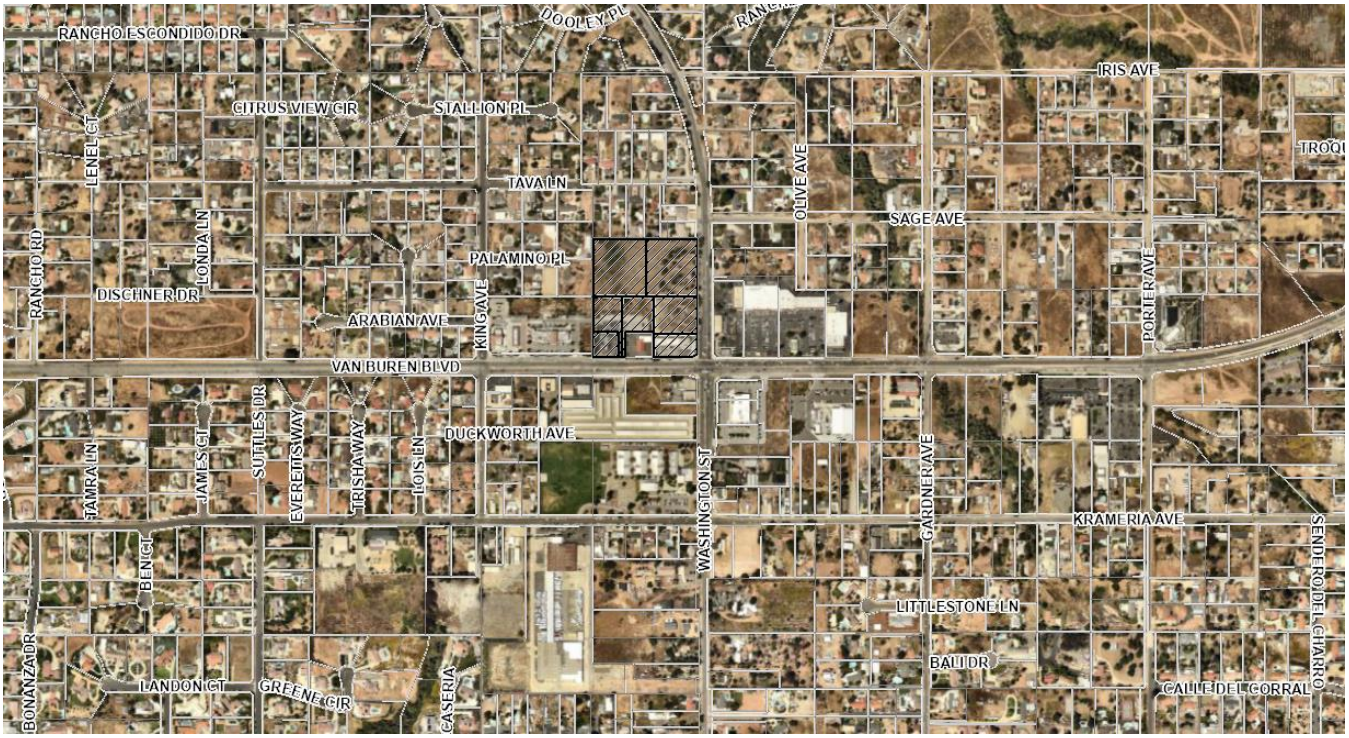
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-1 (Light Agriculture, 1 acre minimum)
East:	C-P-S (Scenic Highway Commercial) R-A (Residential Agriculture)
South:	C-P-S (Scenic Highway Commercial)
West:	A-1-1 (Light Agriculture, 1 acre minimum) C-P-S (Scenic Highway Commercial)
Existing Use:	Commercial Retail | Parking Lots | Vacant
Surrounding Uses	
North:	Single-Family Dwellings
East:	Street | Commercial Retail | Parking Lots | Single-Family Dwellings
South:	Street | Commercial Retail | Single-Family Dwelling
West:	Commercial Retail | Parking Lots | Single-Family Dwelling

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:	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 Reserve Base

Environmental Justice Community	No

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 (GPA240066) 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

GPA240066 is a proposal to change the Foundation Component Land Use Designation from Rural Community & Community Development: Commercial Retail & Very Low Density Residential (RC & CD:CR & VLDR) to Community Development: Commercial Retail (CD:CR). The parcels are not located in a policy or overlay.

If the initiation for GPA240066 is approved, the applicant intends to apply for implementing a project consisting of the development of a strip mall including a market, retail shops, a bank, and two drive thru restaurants along with a 7-11 with gas pumps.

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.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240066 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 the desire to see street improvements as a result of the projects future progress and implementation.

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:

ATTACHMENTS

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

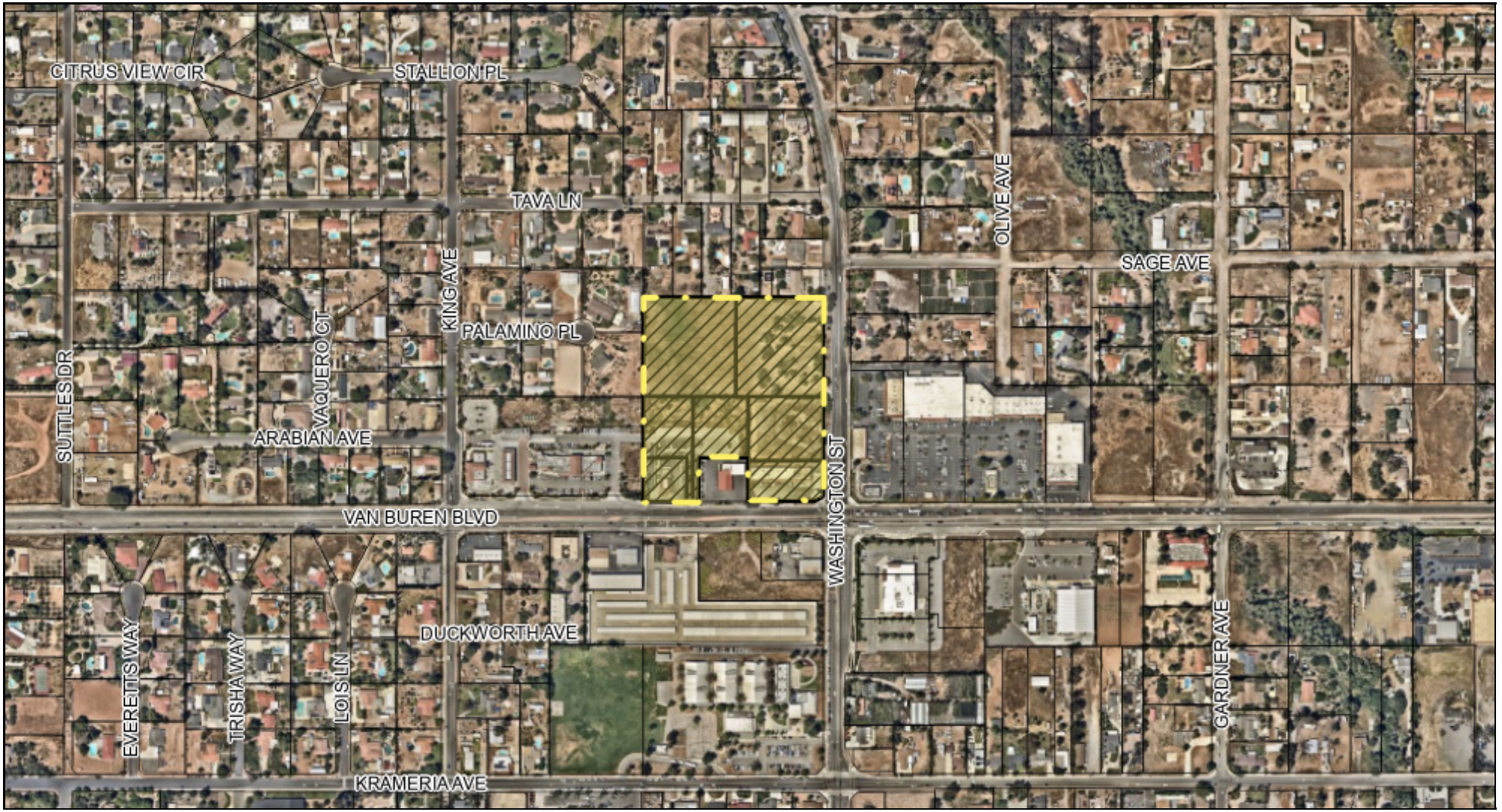
GPA240066

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-30-2024

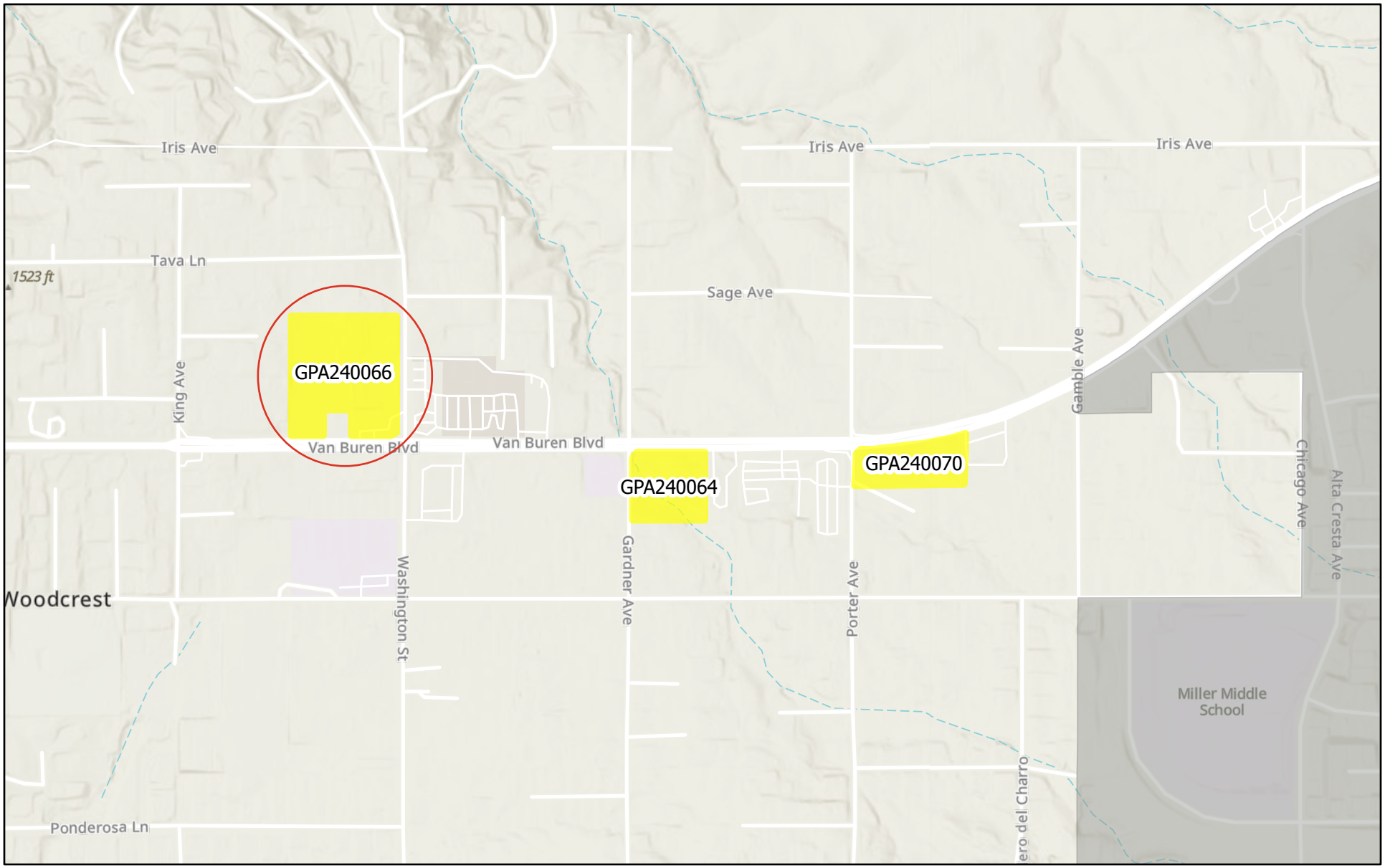


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Foundation Component GPA Cycle Map



11/14/2024

FGPA Web Map

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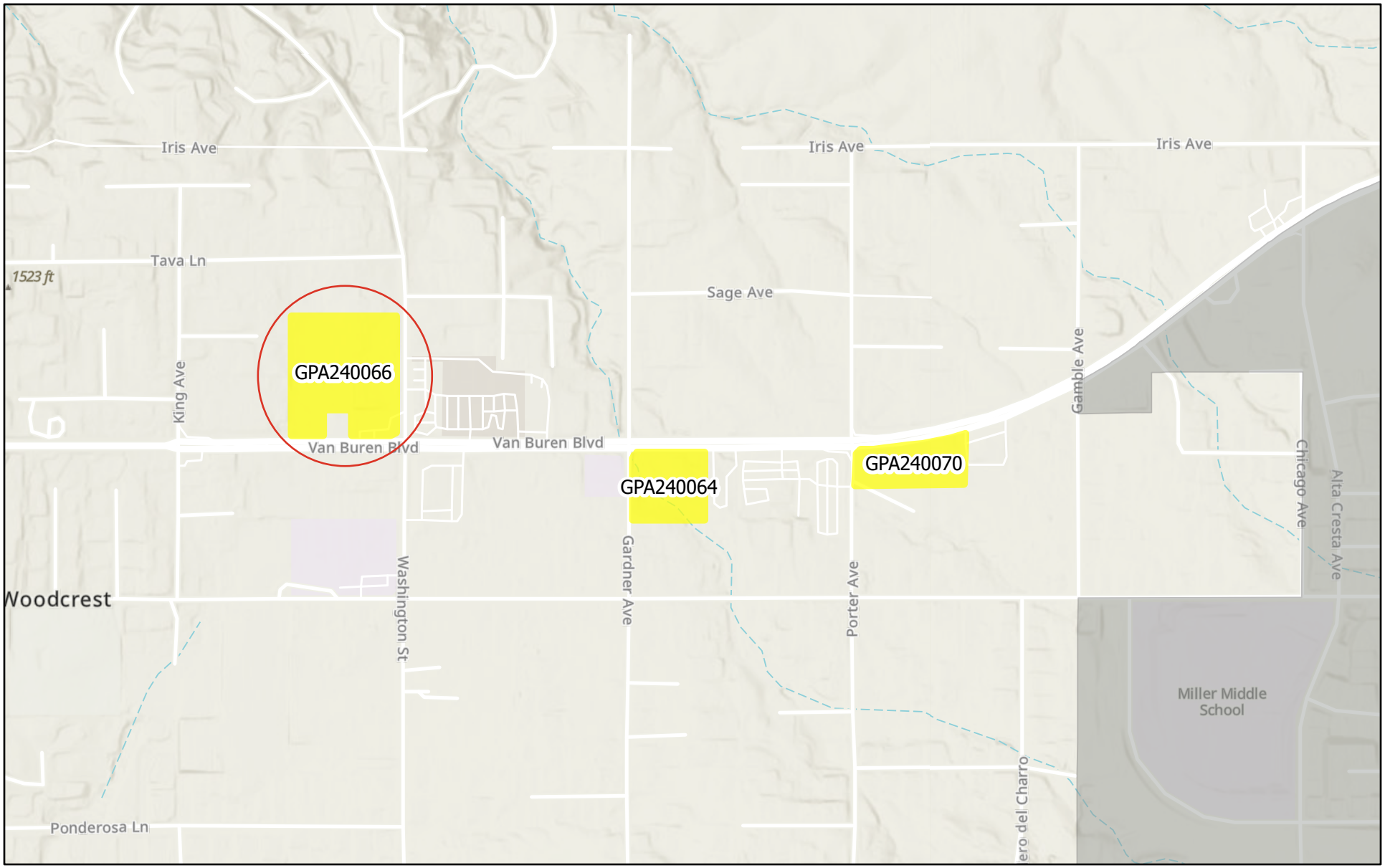
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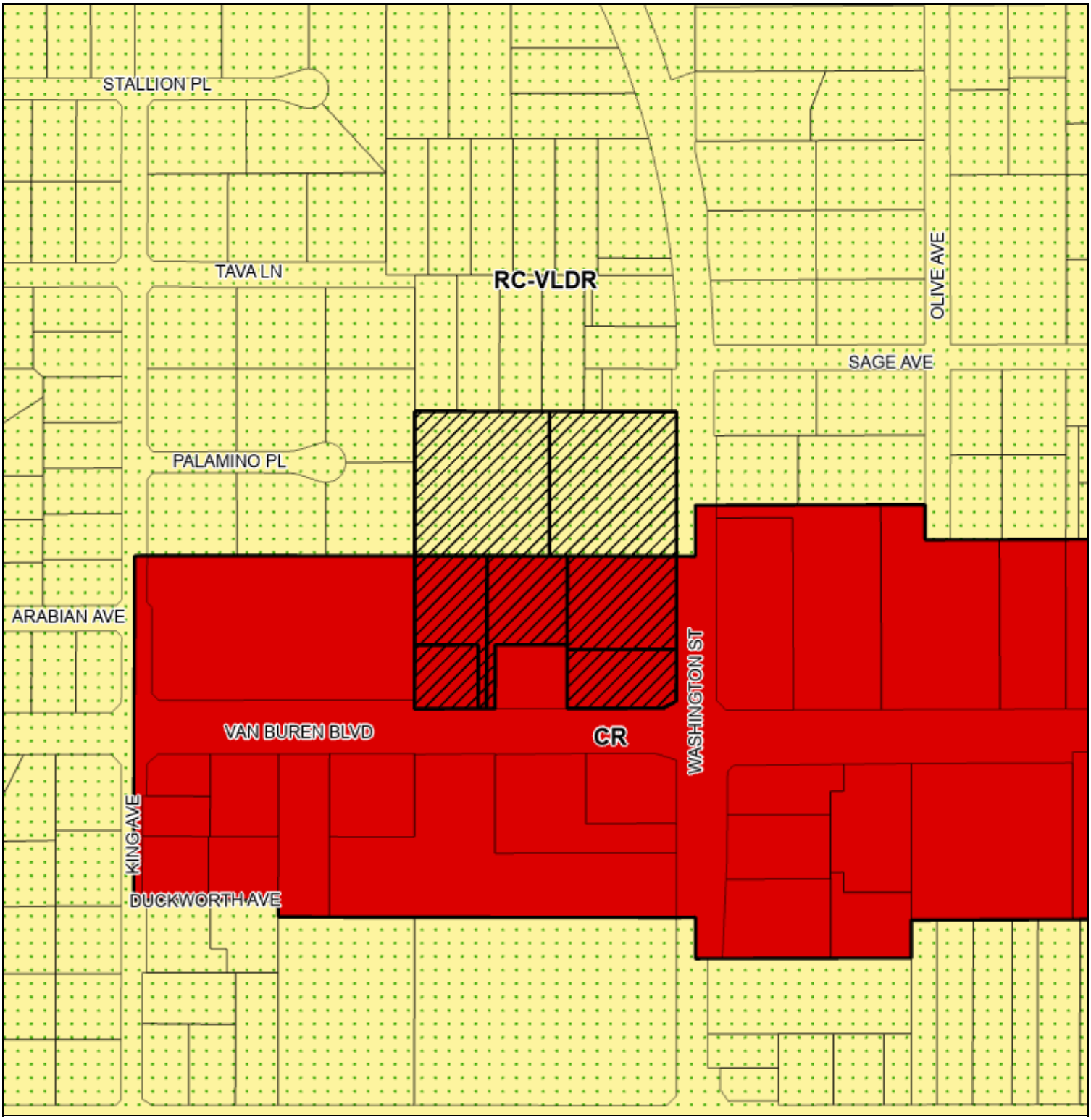
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Author:

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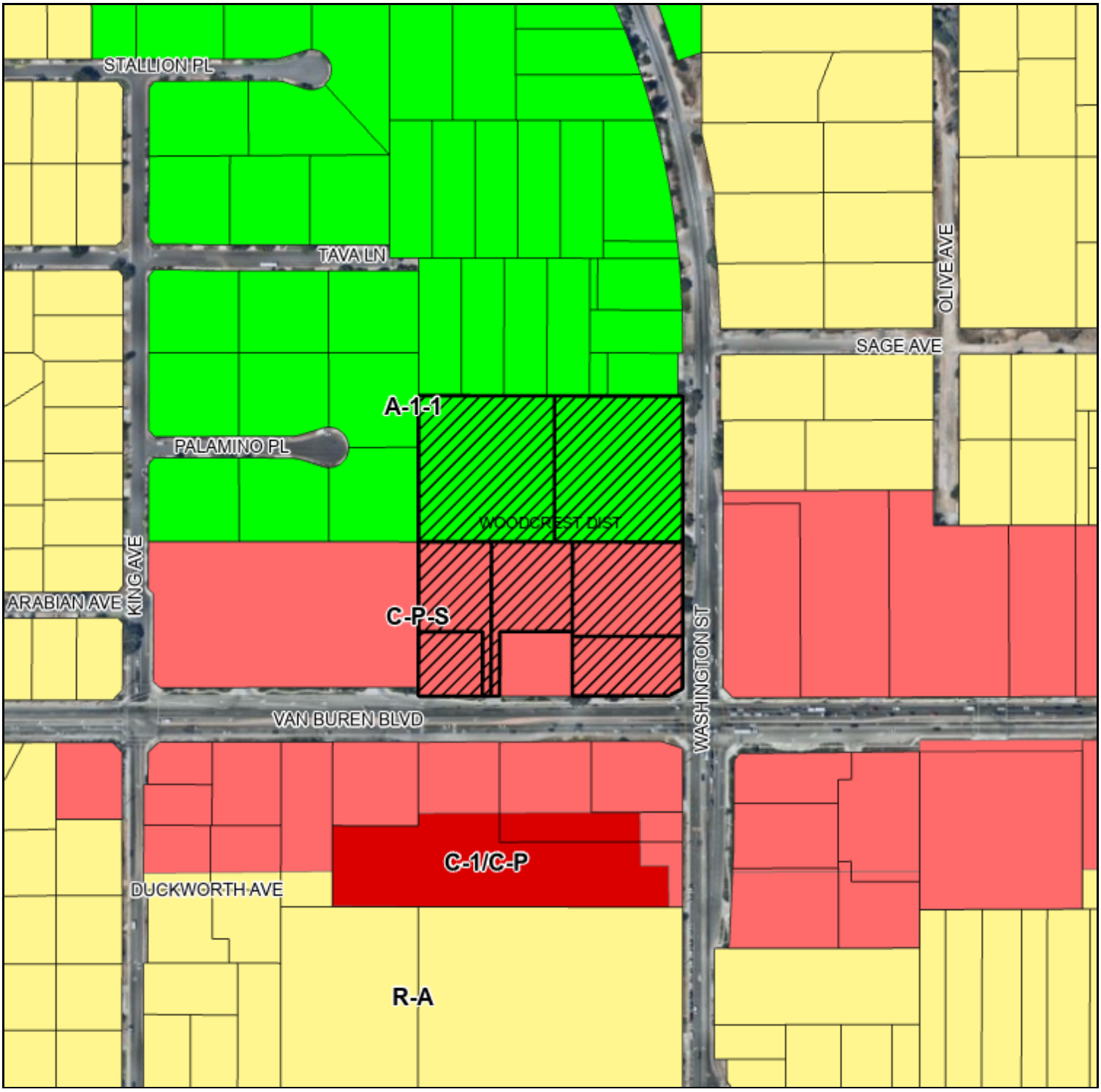
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GPA240066

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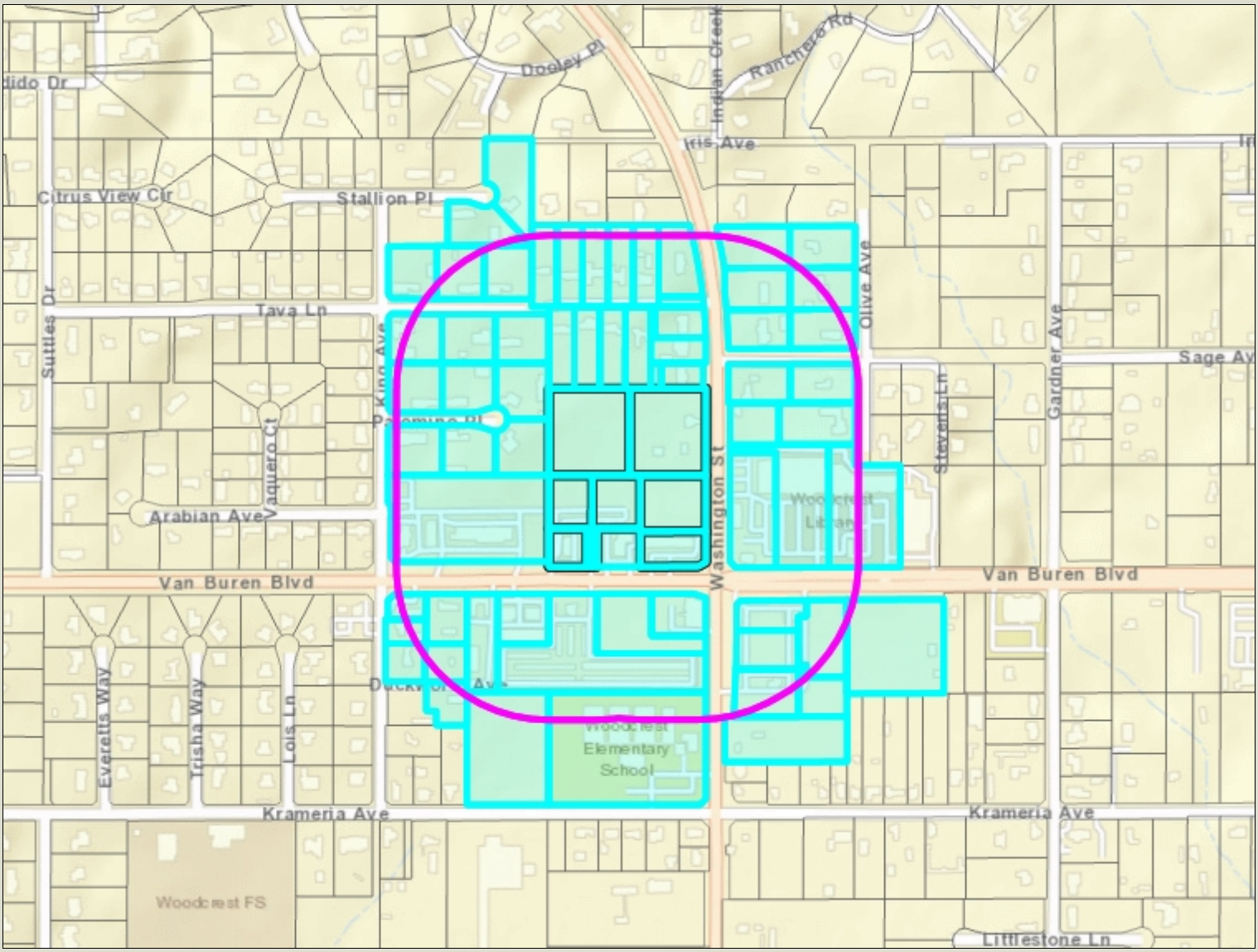
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273130024
ORTA FRANK A LIVING TRUST DTD
11/10/17
2910 ERNESTINE WAY
CORONA CA 92881

273130025
MARTIN H. STAGGS
16820 PALAMINO PL
RIVERSIDE CA 92504

273130026
DAN HUSEMAN
16850 PALAMINO PL
RIVERSIDE CA 92504

273130027
TRI NGO
16851 PALAMINO PL
RIVERSIDE CA 92504

273130028
JANE A. KING
16821 PALAMINO PL
RIVERSIDE CA 92504

273130029
BERNARD G. PENTICOFF
16791 PALAMINO PL
RIVERSIDE CA 92504

273130031
RAMON SALAZAR
16181 WASHINGTON ST
RIVERSIDE CA 92504

273141003
J & L PROP
3405 ARLINGTON AVE
RIVERSIDE CA 92504

273141005
HHI RIVERSIDE
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

273141008
VALLEY BANK
24010 SUNNYMEAD BLVD
MORENO VALLEY CA 92553

273141009
YAZEN
764 RAMONA EXPY STE C
PERRIS CA 92571

273142002
DAVID R. VILLANUEVA
16360 KING AVE
RIVERSIDE CA 92504

273142003
ALEX NIECHAYEV
16791 VAN BUREN BLVD
RIVERSIDE CA 92504

273142011
WILLIAM R. CRAMER
PO BOX 1987
PERRIS CA 92572

273142013
JOHN L. BIBER
15675 WASHINGTON ST
RIVERSIDE CA 92506

273142014
PACIFIC TELEPHONE & TELEGRAPH CO
140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

273142016
MARTHA M. ARAGON
16801 VAN BUREN BLVD
RIVERSIDE CA 92504

273142018
CRAMER FAMILY TRUST DATED
7/30/82,NON-MARITAL DUC TRUST B
16935 VAN BUREN BLVD
RIVERSIDE CA 92504

273150001
HURLBERT KATHLEEN L REVOCABLE
TRUST DTD 03/15/22
16376 KING AVE
RIVERSIDE CA 92504

273150002
ALEX NIECHAYEV
16800 DUCKWORTH AVE
RIVERSIDE CA 92504

273150016
LOUIS ALONZO
16805 DUCKWORTH AVE
RIVERSIDE CA 92509

273150017
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

274021004

16100 WASHINGTON ST
RIVERSIDE CA 92504

274021005
ROBERT BALLENGER
16140 WASHINGTON ST
RIVERSIDE CA 92504

274021006
STEWART MARIE FAMILY TRUST 12/5/00
17060 SAGE AVE
RIVERSIDE CA 92504

274021007
ROJAS ANDRES & HORTENCIA FAMILY TRUST DTD 1/18/23
16120 WASHINGTON ST
RIVERSIDE CA 92504

274021013
SANTOS VAZQUEZ
1606 BROAD AVE
WILMINGTON CA 90144

274021014
FRANK HUIZAR
16080 WASHINGTON ST
RIVERSIDE CA 92504

274030001
DANIEL B. LEADER
16251 JACOBS CIR
RIVERSIDE CA 92504

274030002
SANDRA RAMIREZ
17070 SAGE AVE
RIVERSIDE CA 92504

274030003
ADRIAN H. GARCIA
16207 OLIVE AVE
RIVERSIDE CA 92504

274030004
CHARLES D. VAN CURLER
12615 GUM AVE
CHINO CA 91710

274030015
SANDS PARAGON MANAGEMENT
P O BOX 17358
ANAHEIM CA 92817

274030016
DIAJEFF
185 NW SPANISH RIVER 100
BOCA RATON FL 33431

274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE CA 92504

274040031
THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

274040047
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040053
REALTY INCOME PROPERTIES 11
11995 EL CAMINO REAL
SAN DIEGO CA 92130

72x2=144

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 Date10/07/2025)**

MT #: 28542

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. GPA240066 (GPA240066) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 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 consisting of the relocation of an adjacent Stater Bros. and development of additional commercial buildings. 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 GPA240066 is initiated by the Board of Supervisors. – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC: VLDR) – Location: north of Van Buren Blvd, east of King Ave, south of Tava Ln, and west of Washington St – APN(s): 273-130-014 and 273-130-019 – 4.91 Gross Acres - District 2 [Applicant Fees 100%] – 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: 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

☒ Labels provided If Set For Hearing
☒ 10 Day ☐ 20 Day ☐ 30 day

☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)

☐ 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)

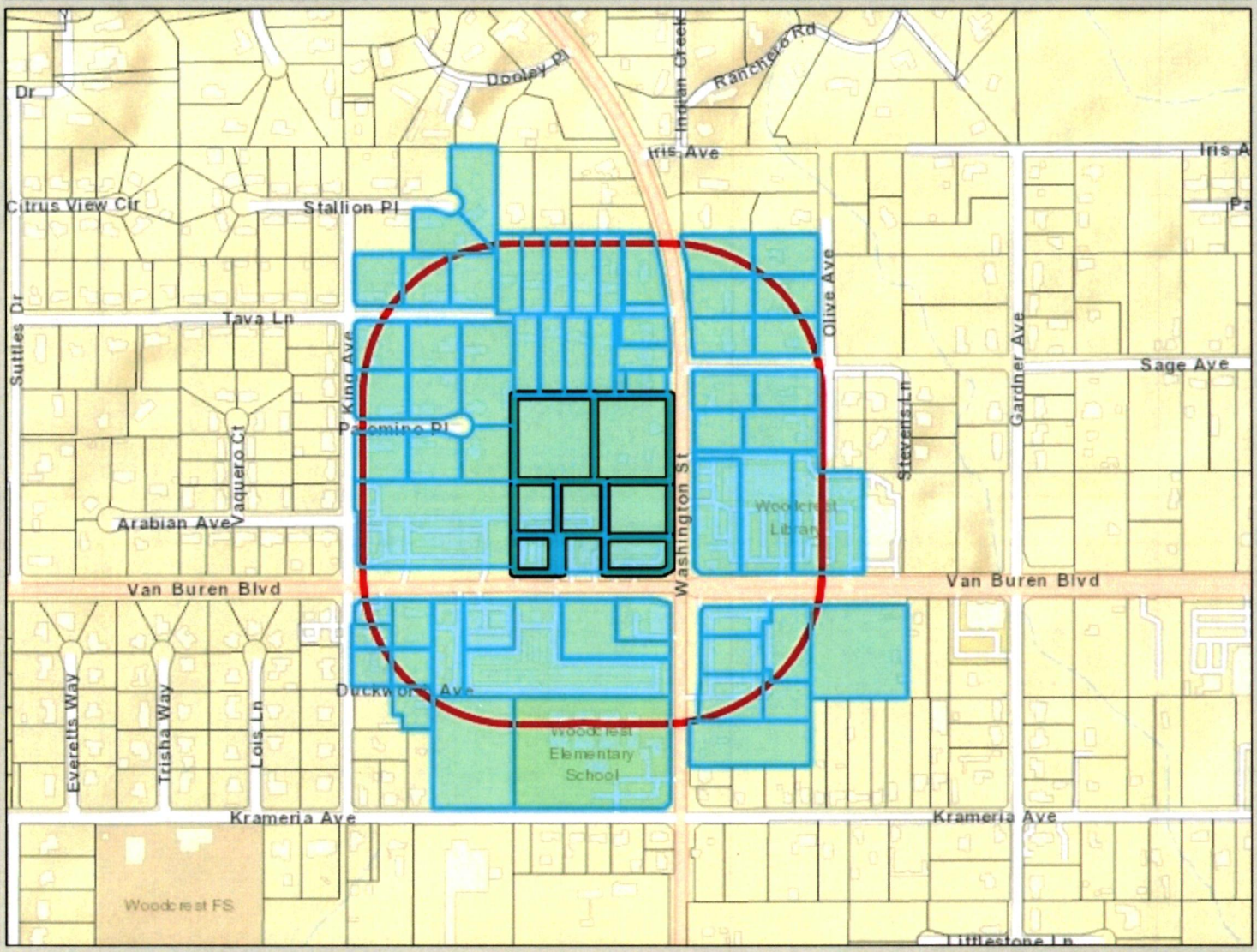
2025 SEP 5 AM 9:38
RECEIVED/RIVERSIDE COUNTY
CLERK OF THE BOARD OF SUPERVISORS

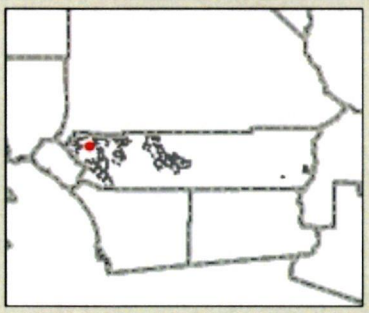
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

GPA240066

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 3:25:36 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. 240066 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. 240066.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 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 consisting of the relocation of an adjacent Stater Bros. and development of additional commercial buildings. 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 GPA240066 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 273-130-014 and 273-130-019. This proposed project is located: north of Van Buren Blvd, east of King Ave, south of Tava Ln, and west of Washington St 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. GPA240066 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240066 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: Naomy 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.° 240066 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. 240066 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar el inicio del GPA240066 para cambiar el Componente de Fundación 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 que consiste en la reubicación de un Stater Bros. adyacente y el desarrollo de edificios comerciales adicionales. 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 GPA240066 propuesto. La Enmienda al Plan General se encuentra en APN(s): 273-130-014 y 273-130-019. Este proyecto propuesto está ubicado: al norte de Van Buren Blvd, al este de King Ave, al sur de Tava Ln y al oeste de Washington St 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.° GPA240066 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240066 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: Naomy Sicra, secretaria Adjunta de la Junta

273120011
KUPKA FAMILY TRUST DTD 2/19/21
16930 TAVA LN
RIVERSIDE CA 92504

273120012
CHRISTOPHER J. MORROW
16936 TAVA LN
RIVERSIDE CA 92504

273120013
JOSHUA BARNHART
16940 TAVA LN
RIVERSIDE CA 92504

273120014
RICHARD BROWN
19419 ASPEN LEAF DR
PERRIS CA 92570

273120015
LESTER DENNIS BROWN
16101 WASHINGTON ST
RIVERSIDE CA 92504

273120016
PHILLIP R. HERNANDEZ
16870 TAVA LN
RIVERSIDE CA 92504

273120021
HILLE C A 2022 FAMILY TRUST
16842 STALLION PL
RIVERSIDE CA 92504

273120022
LEON FAMILY TRUST DTD 08/12/2024
16813 STALLION PL
RIVERSIDE CA 92504

273120024
DARRYL L. LEYDE
16780 TAVA LN
RIVERSIDE CA 92504

273120025
THOMAS K. EGGER
16810 TAVA LN
RIVERSIDE CA 92504

273120026
RANDY L. SEVERSON
16840 TAVA LN
RIVERSIDE CA 92504

273120027
ANDREW SEARS
16890 TAVA LN
RIVERSIDE CA 92504

273130002
ANTONIO NAVARRO
16891 TAVA LN
RIVERSIDE CA 92504

273130003
JAZMIN MARIE ENCISO
16907 TAVA LN
RIVERSIDE CA 92504

273130004
FLORES CESAR & ALMA VERONICA FAMILY TRUST DTD 5/20/21
16961 TAVA LN
RIVERSIDE CA 92504

273130005
SALLY A. JAMES
16941 TAVA LN
RIVERSIDE CA 92504

273130006
ISABEL C. RODRIGUEZ
16123 WASHINGTON ST
RIVERSIDE CA 92504

273130007
RODRIGUEZ FAMILY TRUST DATED 08/07/2024
16123 WASHINGTON ST
RIVERSIDE CA 92504

273130010
JERRY W. BUNKER
12657 CARNATION ST
CORONA CA 92880

273130014
STATER BROS. MARKETS
301 S TIPPECANOE AVE
SAN BERNARDINO CA 92408

273130019
STATER BROS. MARKETS
301 S TIPPECANOE AVE
SAN BERNARDINO CA 92408

273130021
WILLIAM LEDOUX
16851 TAVA LN
RIVERSIDE CA 92504

273130022
CAMPBELL FAMILY TRUST DATED 03/31/2012
16821 TAVA LN
RIVERSIDE CA 92504

273130023
SEAN KREPSZ
16781 TAVA LN
RIVERSIDE CA 92504

273130024
ORTA FRANK A LIVING TRUST DTD 11/10/17
2910 ERNESTINE WAY
CORONA CA 92881

273130025
MARTIN H. STAGGS
16820 PALAMINO PL
RIVERSIDE CA 92504

273130026
DAN HUSEMAN
16850 PALAMINO PL
RIVERSIDE CA 92504

273130027
TRI NGO
16851 PALAMINO PL
RIVERSIDE CA 92504

273130028
KING JANE FAMILY TRUST DTD 03/18/25
16821 PALAMINO PL
RIVERSIDE CA 92504

273130029
PENTICOFF BERNARD G & JANICE D REV LIV TRUST
16791 PALAMINO PL
RIVERSIDE CA 92504

273130030
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12657 CARNATION ST
CORONA CA 92880

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273141006
HHI RIVERSIDE
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MORENO VALLEY CA 92553

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YAZEN
764 RAMONA EXPY STE C
PERRIS CA 92571

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JOSE CRISTOBAL DIEGO LOPEZ
16360 KING AVE
RIVERSIDE CA 92504

273142003
ALEX NIECHAYEV
16791 VAN BUREN BLVD
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PO BOX 1987
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JOHN L. BIBER
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RIVERSIDE CA 92506

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SAN FRANCISCO CA 94105

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16801 VAN BUREN BLVD
RIVERSIDE CA 92504

273142018
HAYWOODY
PO BOX 2123
RAMONA CA 92065

273150001
HURLBERT KATHLEEN L REVOCABLE TRUST
DTD 03/15/22
16376 KING AVE
RIVERSIDE CA 92504

273150002
ALEX NIECHAYEV
16800 DUCKWORTH AVE
RIVERSIDE CA 92504

273150016
LOUIS ALONZO
16805 DUCKWORTH AVE
RIVERSIDE CA 92509

273150017
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

273150018
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

273150023
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PO BOX 1987
PERRIS CA 92572

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16100 WASHINGTON ST
RIVERSIDE CA 92504

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16140 WASHINGTON ST
RIVERSIDE CA 92504

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17060 SAGE AVE
RIVERSIDE CA 92504

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ROJAS ANDRES & HORTENCIA FAMILY
TRUST DTD 1/18/23
16120 WASHINGTON ST
RIVERSIDE CA 92504

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1606 BROAD AVE
WILMINGTON CA 90144

274021014
FRANK HUIZAR
16080 WASHINGTON ST
RIVERSIDE CA 92504

274030001
DANIEL B. LEADER
16251 JACOBS CIR
RIVERSIDE CA 92504

274030002
RAMIREZ SANDRA LIVING TRUST UA DTD 04/17/2017
17070 SAGE AVE
RIVERSIDE CA 92504

274030003
ADRIAN H. GARCIA
16207 OLIVE AVE
RIVERSIDE CA 92504

274030004
CHARLES D. VAN CURLER
12615 GUM AVE
CHINO CA 91710

274030015
SANDS PARAGON MANAGEMENT
P O BOX 17358
ANAHEIM CA 92817

274030016
DIAJEFF
185 NW SPANISH RIVER 100
BOCA RATON FL 33431

274030017
SANDS PARAGON MANAGEMENT
P O BOX 17358
ANAHEIM CA 92817

274040004
MARGARITO RODRIGUEZ
16450 WASHINGTON ST
RIVERSIDE CA 92504

274040031
THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

274040034
THRIFTY PAYLESS INC
P O BOX 3165
HARRISBURG PA 17105

274040047
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040049
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

274040050
DON FRUCIANO
9390 CONATY PL
RIVERSIDE CA 92503

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240066 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. 240066 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar el inicio del GPA240066 para cambiar el Componente de Fundación 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 que consiste en la reubicación de un Stater Bros. adyacente y el desarrollo de edificios comerciales adicionales. 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 GPA240066 propuesto. La Enmienda al Plan General se encuentra en APN(s): 273-130-014 y 273-130-019. Este proyecto propuesto está ubicado: al norte de Van Buren Blvd, al este de King Ave, al sur de Tava Ln y al oeste de Washington St 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.° GPA240066 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240066 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

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

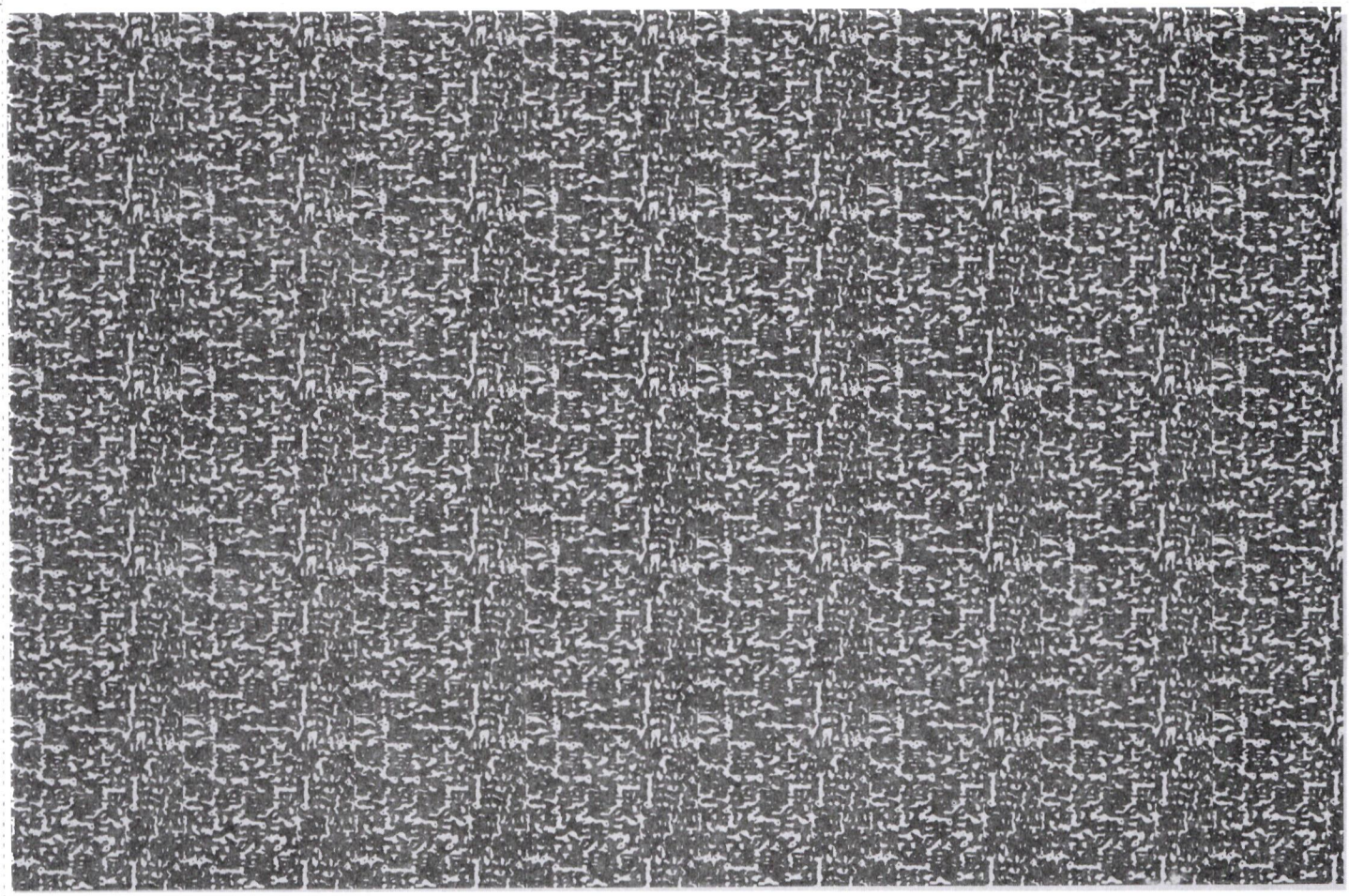
Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 17 de septiembre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: 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. 240066 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. 240066.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 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 consisting of the relocation of an adjacent Stater Bros. and development of additional commercial buildings. 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 GPA240066 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 273-130-014 and 273-130-019. This proposed project is located: north of Van Buren Blvd, east of King Ave, south of Tava Ln, and west of Washington St 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. GPA240066 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240066 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

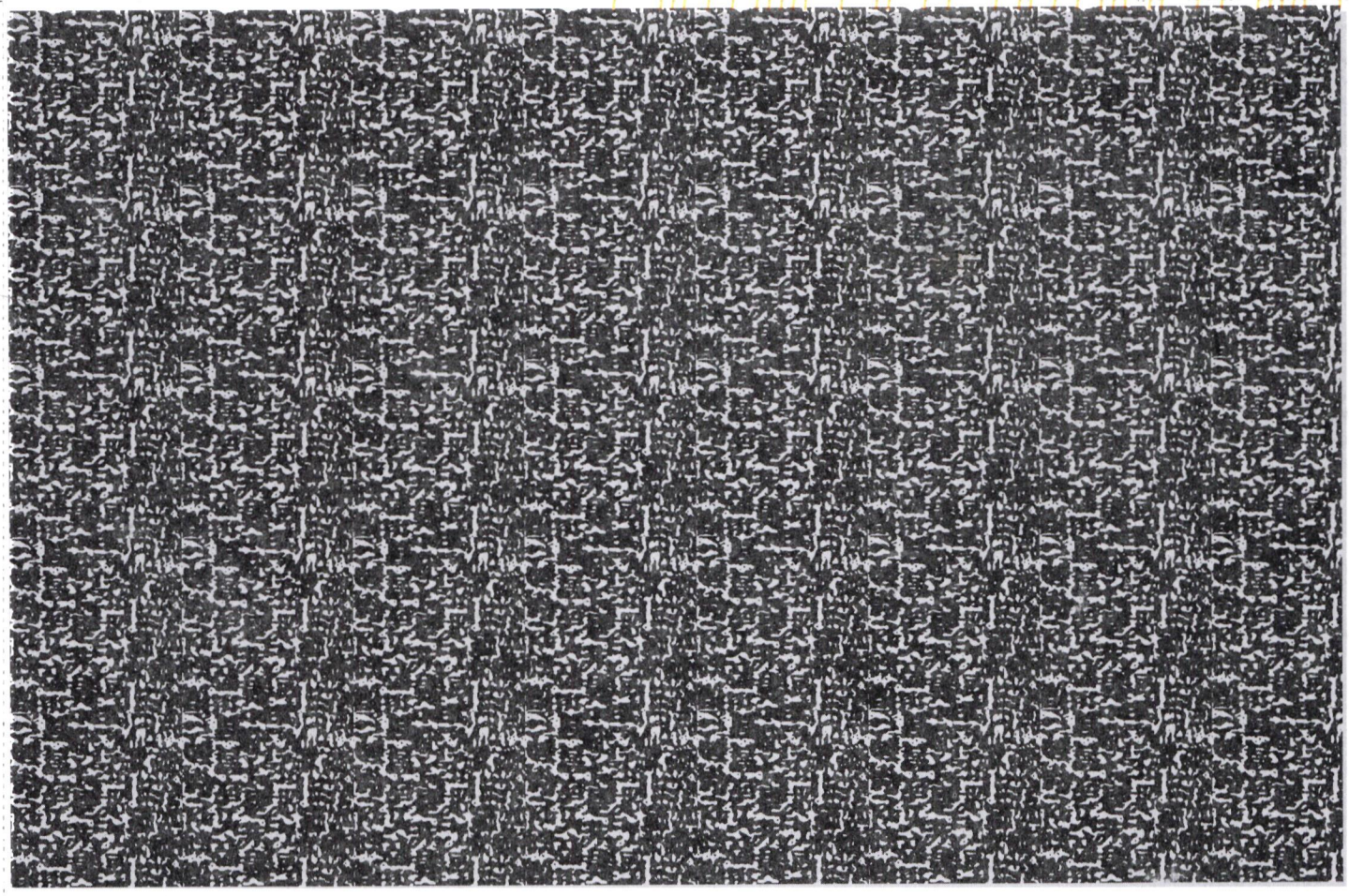
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By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240066 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. 240066 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar el inicio del GPA240066 para cambiar el Componente de Fundación 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 que consiste en la reubicación de un Stater Bros. adyacente y el desarrollo de edificios comerciales adicionales. 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 GPA240066 propuesto. La Enmienda al Plan General se encuentra en APN(s): 273-130-014 y 273-130-019. Este proyecto propuesto está ubicado: al norte de Van Buren Blvd, al este de King Ave, al sur de Tava Ln y al oeste de Washington St 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.° GPA240066 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240066 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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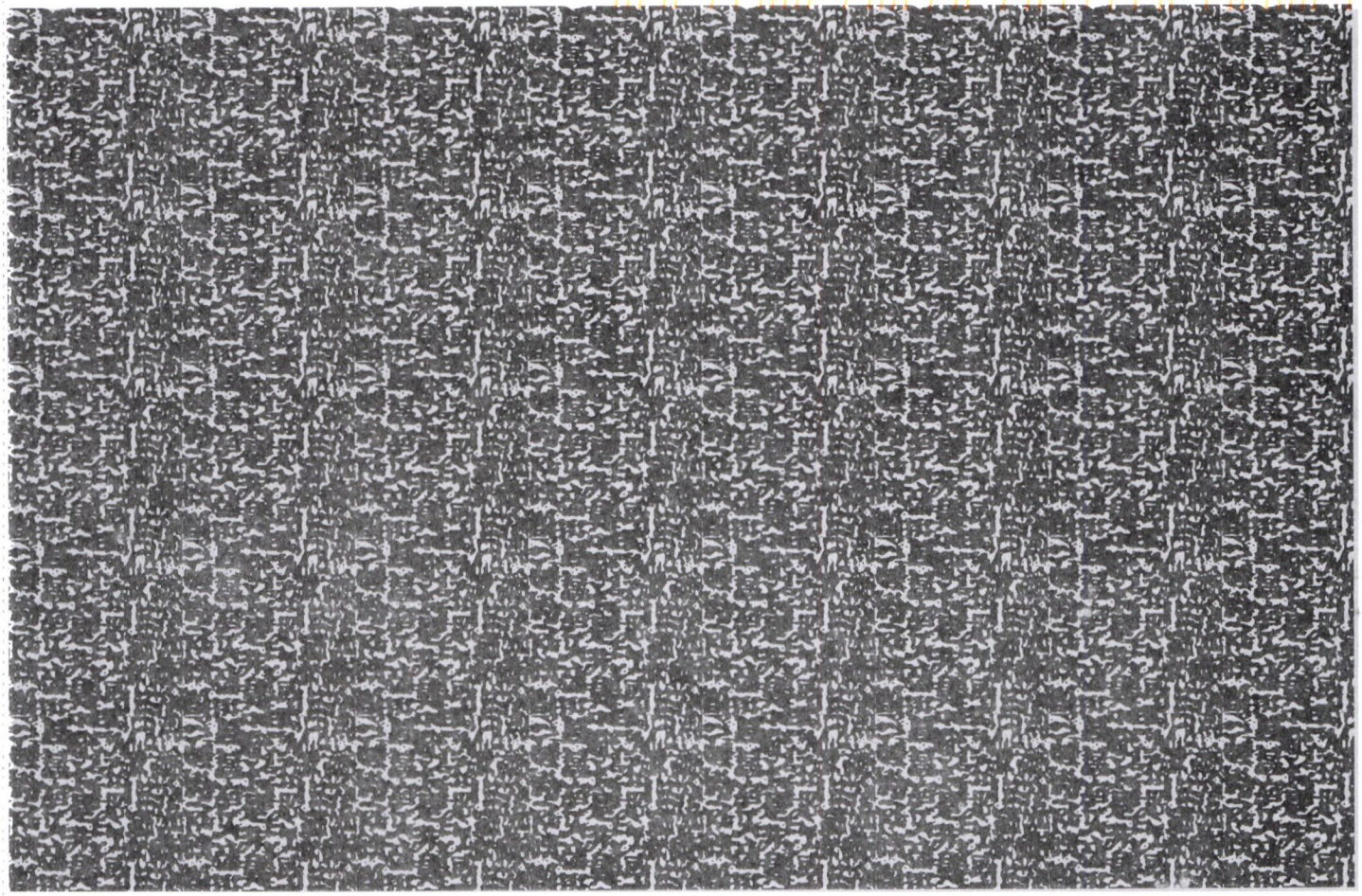
Fecha: 17 de septiembre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: 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. 240066 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. GPA240066 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240066 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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Dated: September 17, 2025

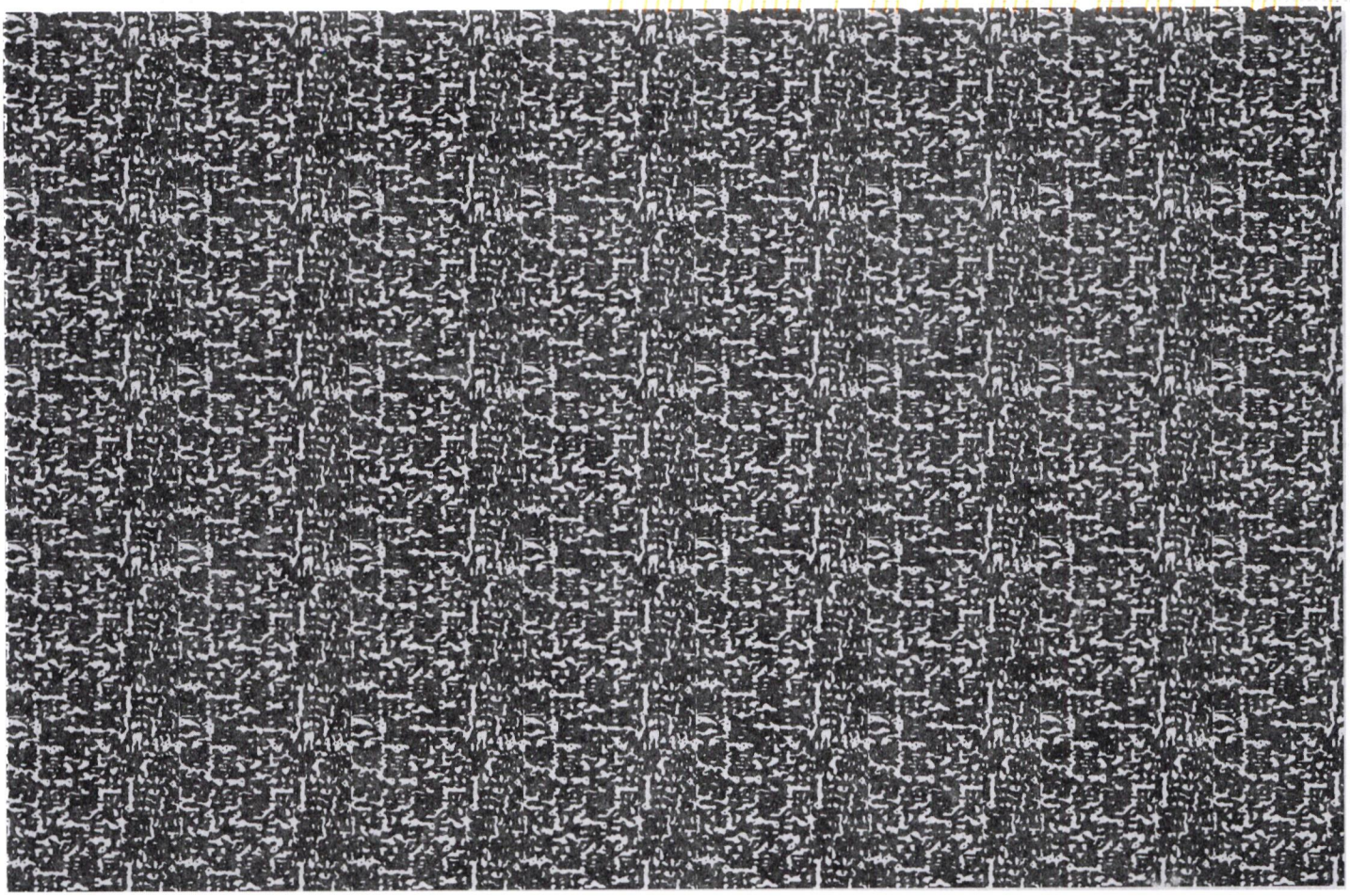
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By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240066 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.° GPA240066 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240066 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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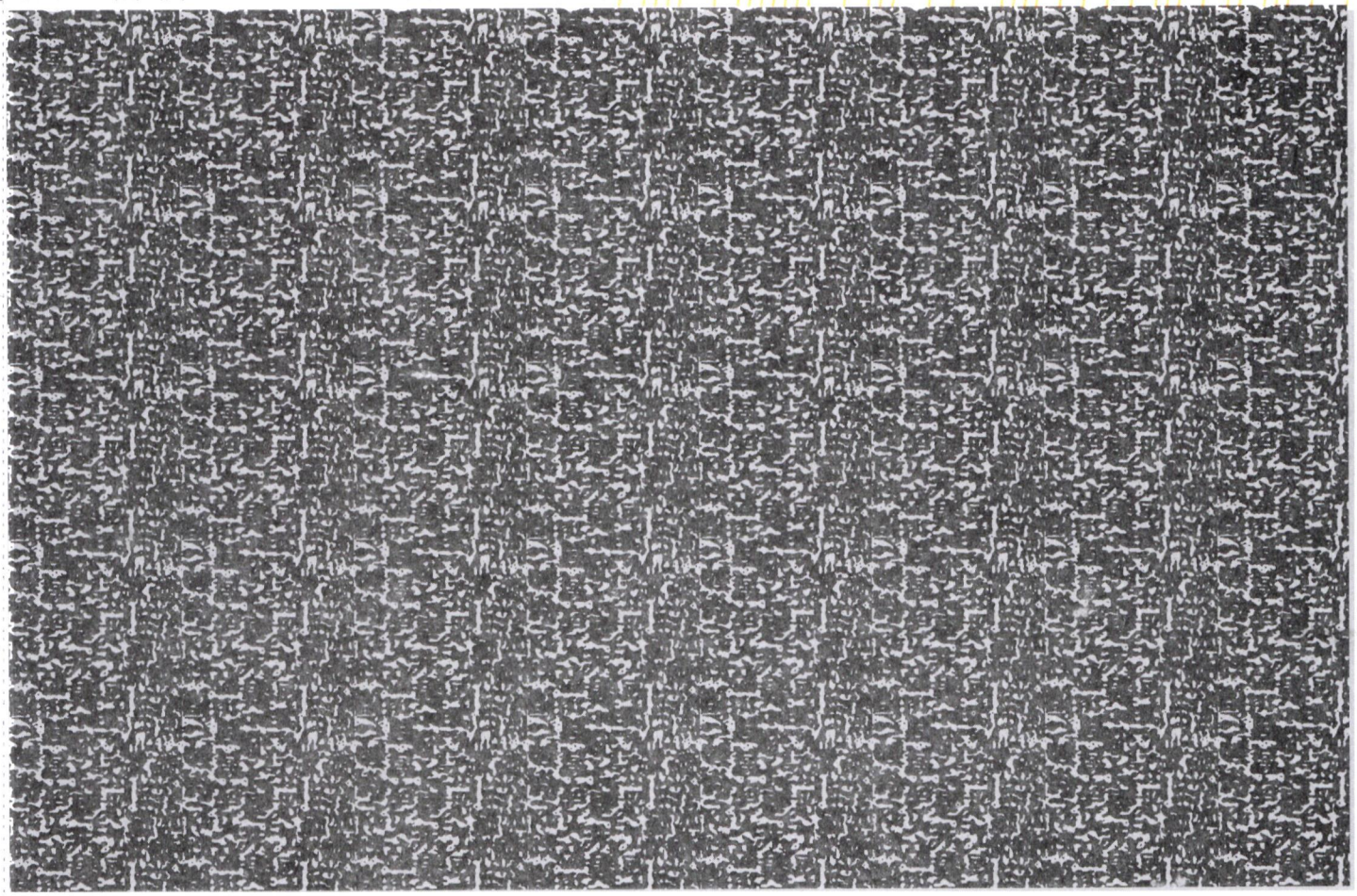
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Fecha: 17 de septiembre de 2025

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

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County Administrative Center
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RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
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2025 SEP 26 AM 10:14

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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. 240066 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. 240066.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 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 consisting of the relocation of an adjacent Stater Bros. and development of additional commercial buildings. 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 GPA240066 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 273-130-014 and 273-130-019. This proposed project is located: north of Van Buren Blvd, east of King Ave, south of Tava Ln, and west of Washington St 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. GPA240066 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240066 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

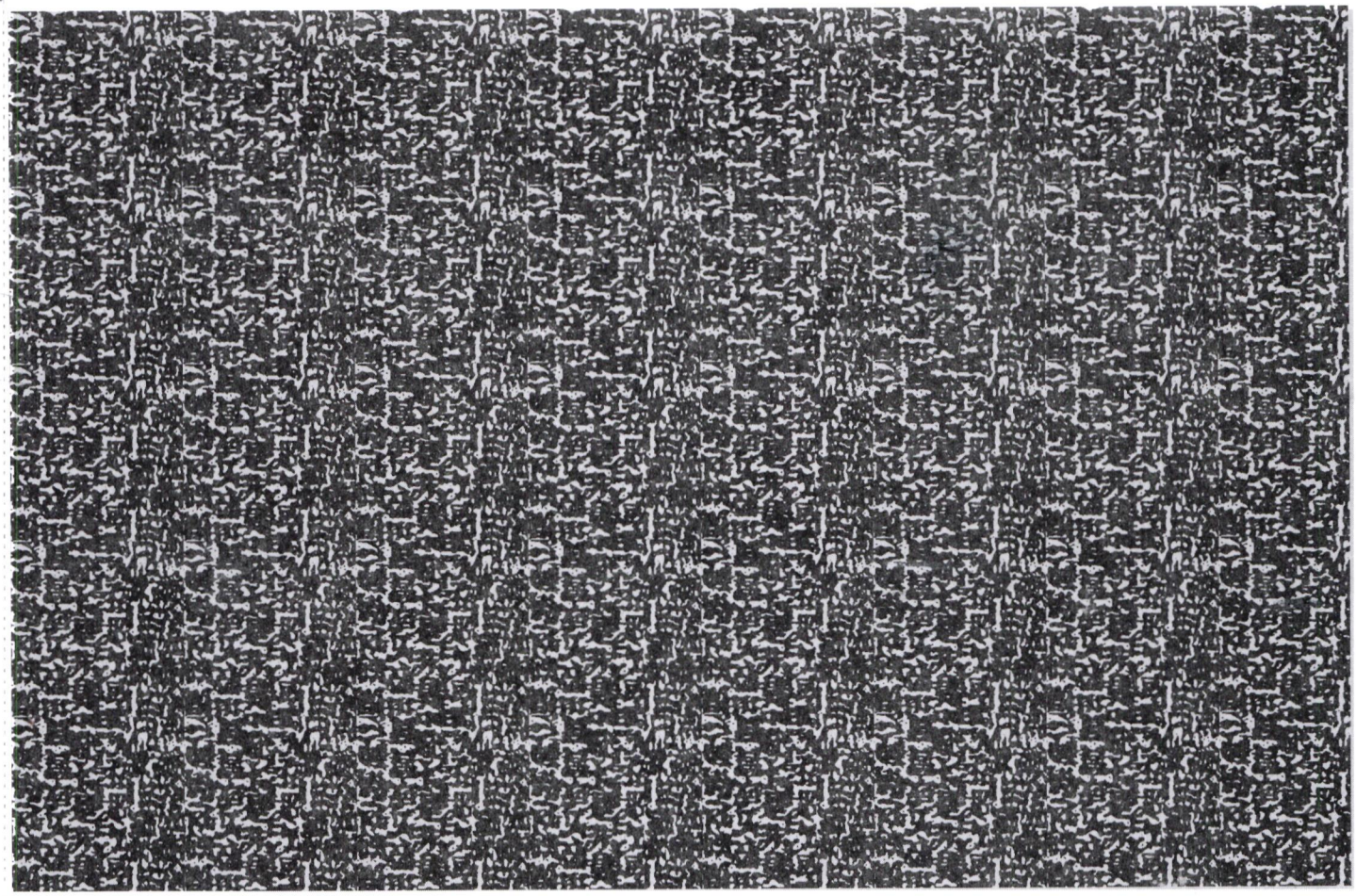
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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140 NEW MONTGOMERY ST #927
SAN FRANCISCO CA 94105

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
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BC: 92502114747 *2772-00890-23-19

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240066 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. 240066 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar el inicio del GPA240066 para cambiar el Componente de Fundación 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 que consiste en la reubicación de un Stater Bros. adyacente y el desarrollo de edificios comerciales adicionales. 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 GPA240066 propuesto. La Enmienda al Plan General se encuentra en APN(s): 273-130-014 y 273-130-019. Este proyecto propuesto está ubicado: al norte de Van Buren Blvd, al este de King Ave, al sur de Tava Ln y al oeste de Washington St 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.° GPA240066 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240066 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.

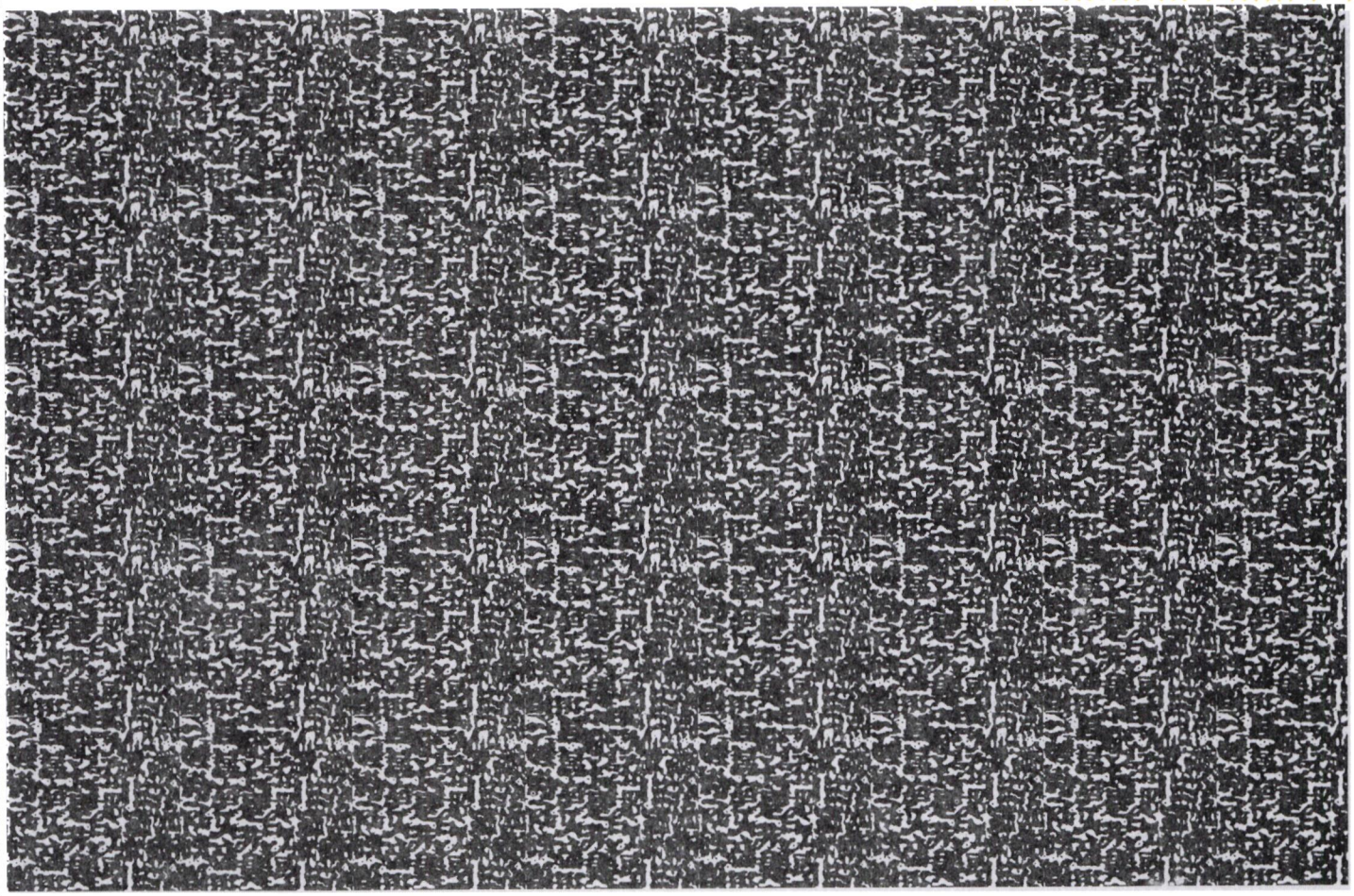
Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 17 de septiembre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: 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. 240066 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. 240066.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240066 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 consisting of the relocation of an adjacent Stater Bros. and development of additional commercial buildings. 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 GPA240066 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 273-130-014 and 273-130-019. This proposed project is located: north of Van Buren Blvd, east of King Ave, south of Tava Ln, and west of Washington St 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. GPA240066 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240066 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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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

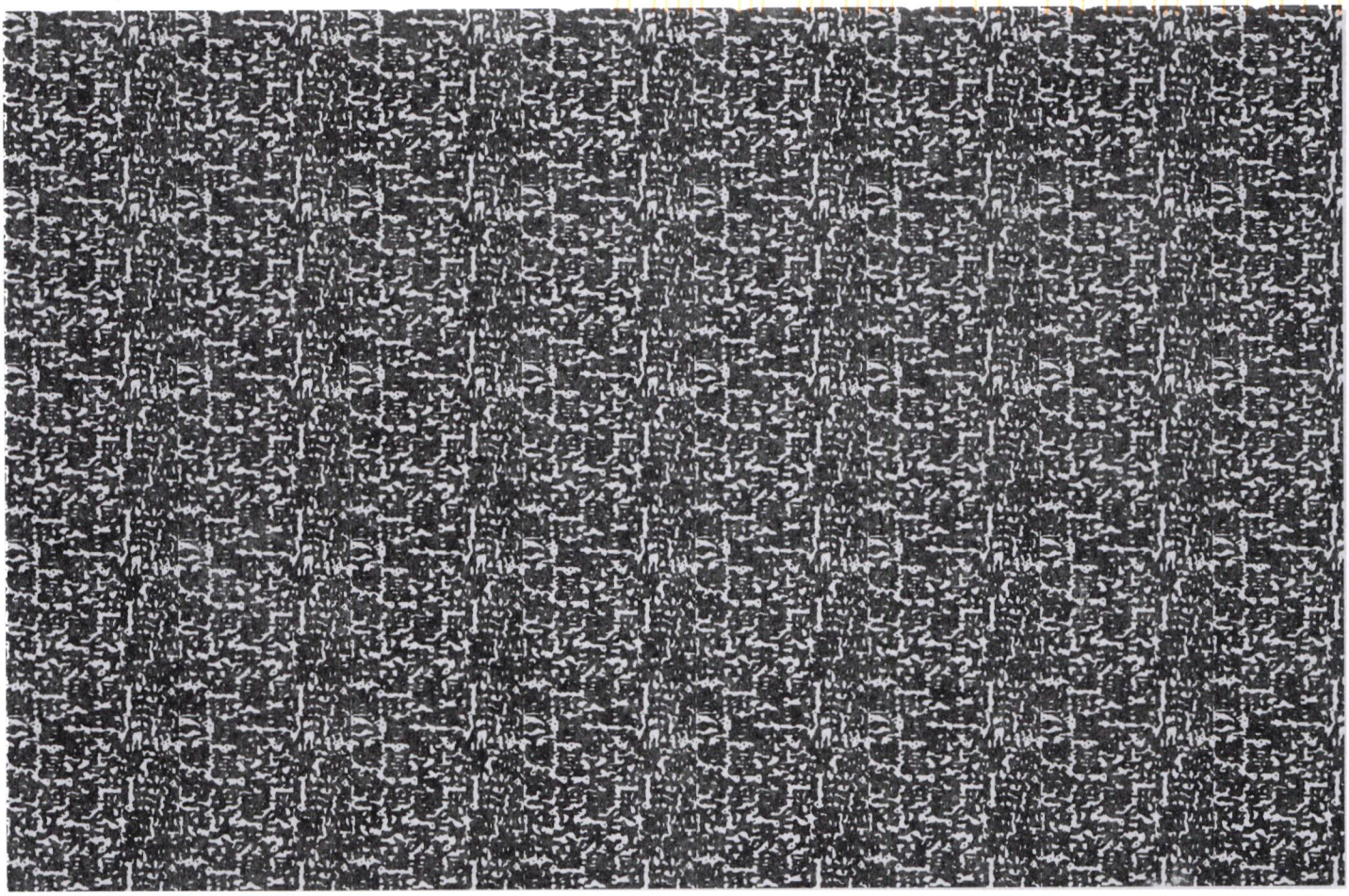
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 17, 2025

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

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ALEX MECHAYEV
16800 DUCKWORTH AVE
RIVERSIDE CA 92504

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RETURN TO SENDER
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BC: 92502114747 *2252-02661-27-23

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240066 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. 240066 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar el inicio del GPA240066 para cambiar el Componente de Fundación 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 que consiste en la reubicación de un Stater Bros. adyacente y el desarrollo de edificios comerciales adicionales. 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 GPA240066 propuesto. La Enmienda al Plan General se encuentra en APN(s): 273-130-014 y 273-130-019. Este proyecto propuesto está ubicado: al norte de Van Buren Blvd, al este de King Ave, al sur de Tava Ln y al oeste de Washington St 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.° GPA240066 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240066 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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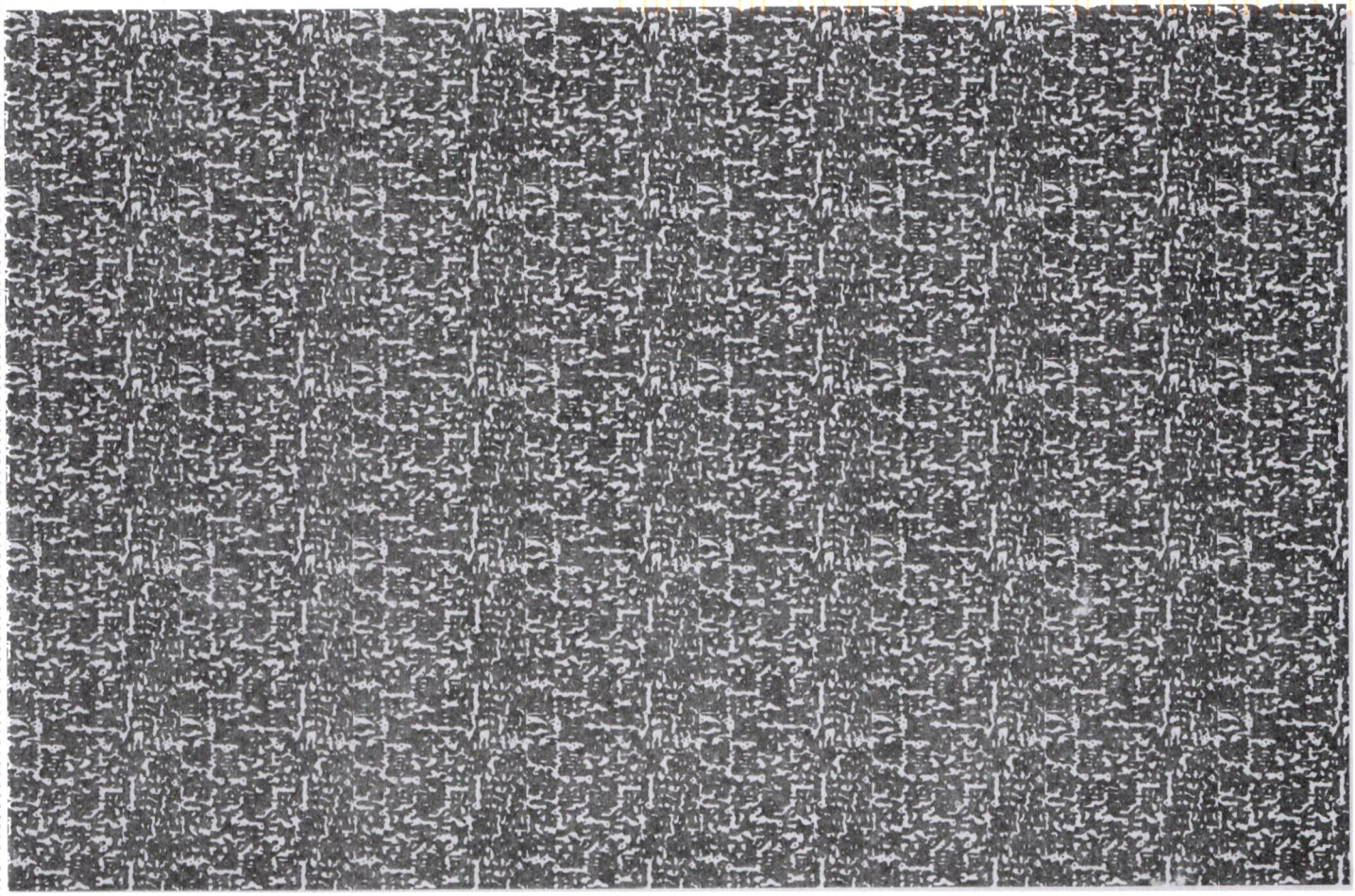
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Fecha: 17 de septiembre de 2025

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

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273150002
ALEX NIECHAYEV
16800 ROCKWORTH AVE
RIVERSIDE CA 92504

VAC

NIXIE 911 DE 1260 0009/27/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 92502114747 *2252-02660-27-23

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240066 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. GPA240066 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240066 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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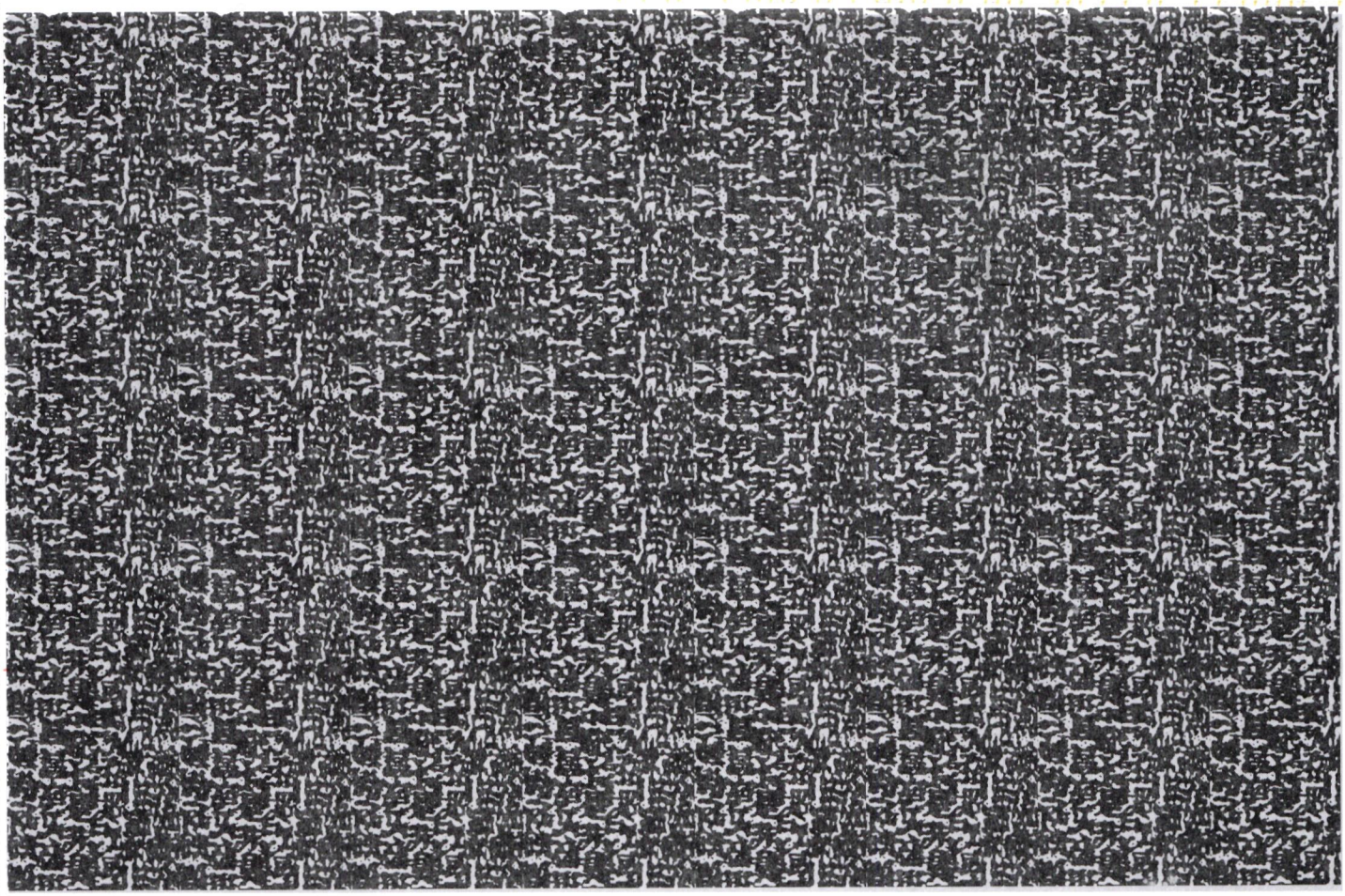
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 17, 2025

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

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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

B
B

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

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 92504
02 7W
$ 000.68⁶
0008041315 SEP 18 2025

PUBLIC HEARING NOTICE

This may affect your property

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 SEP 30 AM 10:57

273120014
RICHARD BROWN
19419 ASPEN LEAF DR
PERRIS CA 92570

Moved Return To Sender

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 FE 1260 0009/26/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 92502114747 *2052-04072-26-14