

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



ITEM: 22.6
(ID # 28431)

MEETING DATE:

Tuesday, October 07, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckawalla Area – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc.– Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R-3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Not a Project under CEQA - District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075)**; and,

Continued on Page 2

ACTION:Policy

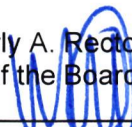
John Hildebrand
John Hildebrand, Planning Director 9/24/2025

Rania Odenbaugh
Rania Odenbaugh, TLMA Director 9/24/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240075 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 7, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075)** and requiring the applicant submit to the County the project within 6 months.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 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. 240075 (GPA240075) is a proposal to amend the project site’s Foundation Component from Open Space and Rural to Community Development and amend its Land Use Designation from Rural (OS:RUR), Rural Residential (R:RR), and Rural Desert (R:RD) to Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), on five (5) parcels, totaling 335.63 gross acres, in order to allow for submittal of an application to build single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion.

The five (5) parcels are located generally northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue.

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240075) 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-GPA240075 is a proposal to change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium

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

Density Residential (CD:MDR), to allow for submittal of an application to build single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion.

The parcels are not located in a policy or overlay.

If FC-GPA240075 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion.

Proposed Future Land Use

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

The proposed Commercial Retail (CD:CR) Land Use Designation allows for local and regional serving of retail and service uses. The other proposed Land Use, Medium Density Residential (CD:MDR) land use designation, is intended to allow for developing conventional single-family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. However, intensive animal keeping is discouraged. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

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

One (1) comment has been received to date. The comment indicated concerns about the California Environmental Quality Act ("CEQA") regarding the Foundation Component – General Plan Amendment (FC-GPA) cycle.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240075 was held before the General Plan Advisory Committee on April 14, 2025. No comments were submitted before the meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and one (1) member of the public provided public testimony.

Of the public comments received, zero (0) were against initiating the General Plan Amendment, and one (1) was in support. Comments for the initiation of the GPA cited that the project site is one of the only developable sites in the area, economic development is starting to happen, the community has its own brand-new fire station.

The Committee discussed the project. A few clarifying questions addressed the two phases of the project site, such as the houses built during phase 1 and those that will potentially be built during phase 2, the current sewer system capacity and its potential need for improvement, and the development of solar panels in the area. The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd, 3rd, 5th District

Against: N/A

Neutral: N/A

Not Present: 1st, 4th District

Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240075 was held before the Planning Commission on June 4, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. The committee was generally supportive of the proposal due to their knowledge community and conformity of the surrounding area. One member was not familiar with the location but liked the affordable housing component so they decided to be neutral and allow the case to move forward so that initial studies and analysis can be done. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 4th District

Against: N/A

Neutral: 3rd District

Not Present: 5th District

Abstain: N/A

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

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**
- Attachment H – Public Comment**



Jason Farin, Principal Policy Analyst 9/30/2025



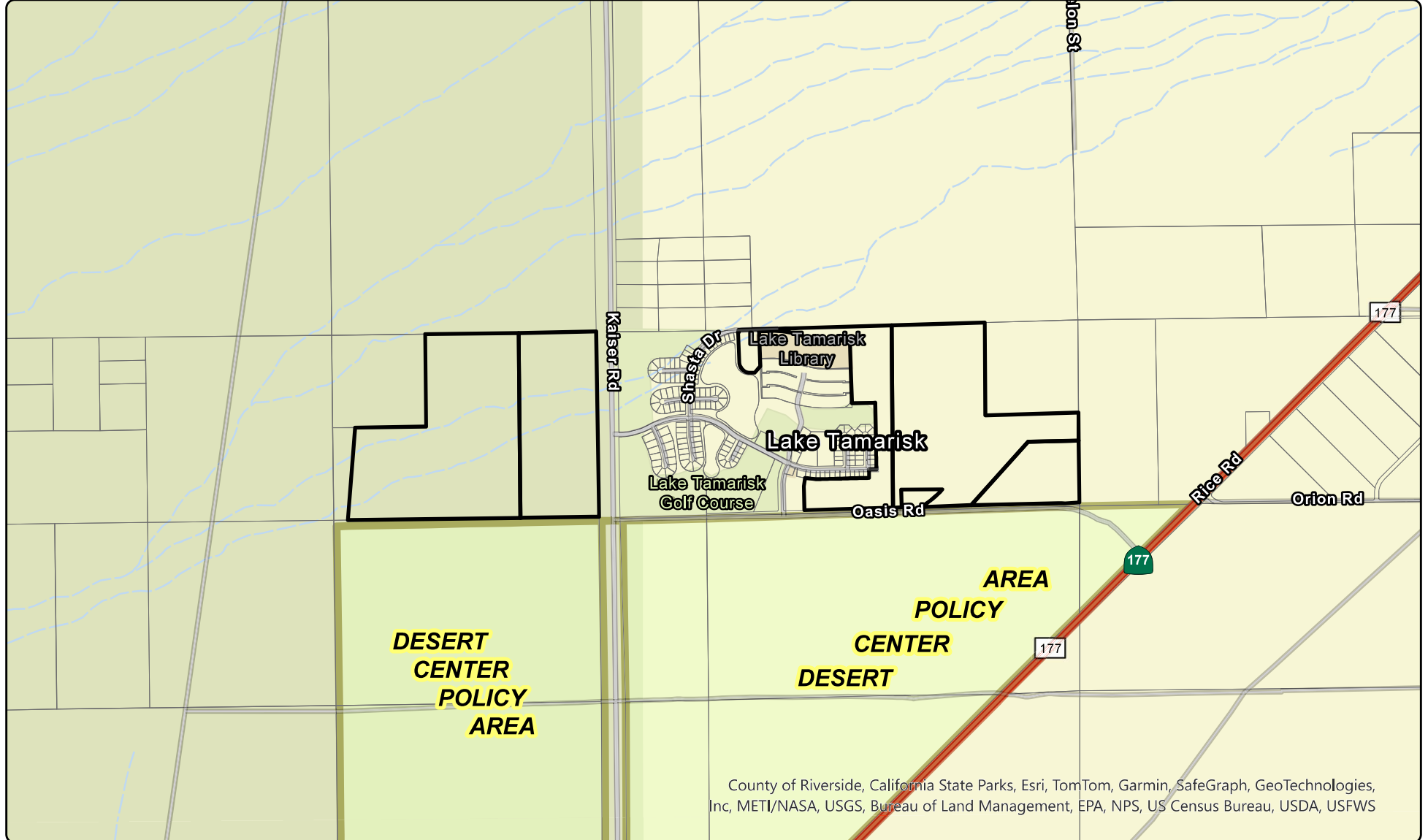
Braden Holly, Deputy County Counsel 9/17/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240075

Supervisor: Perez
District 4

Date Drawn: 9/4/2025
Vicinity Map

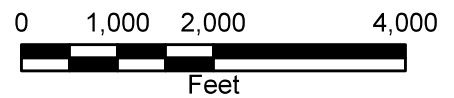
VICINITY/POLICY AREAS



County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Zoning Area: CHUCKAWALLA

Author: PetePang



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.rcfma.org>

FGPA Status Map

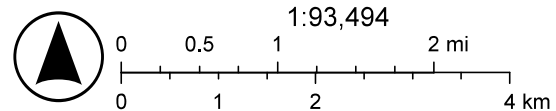


5/6/2025

FGPA Web Map

World_Hillshade

 Active



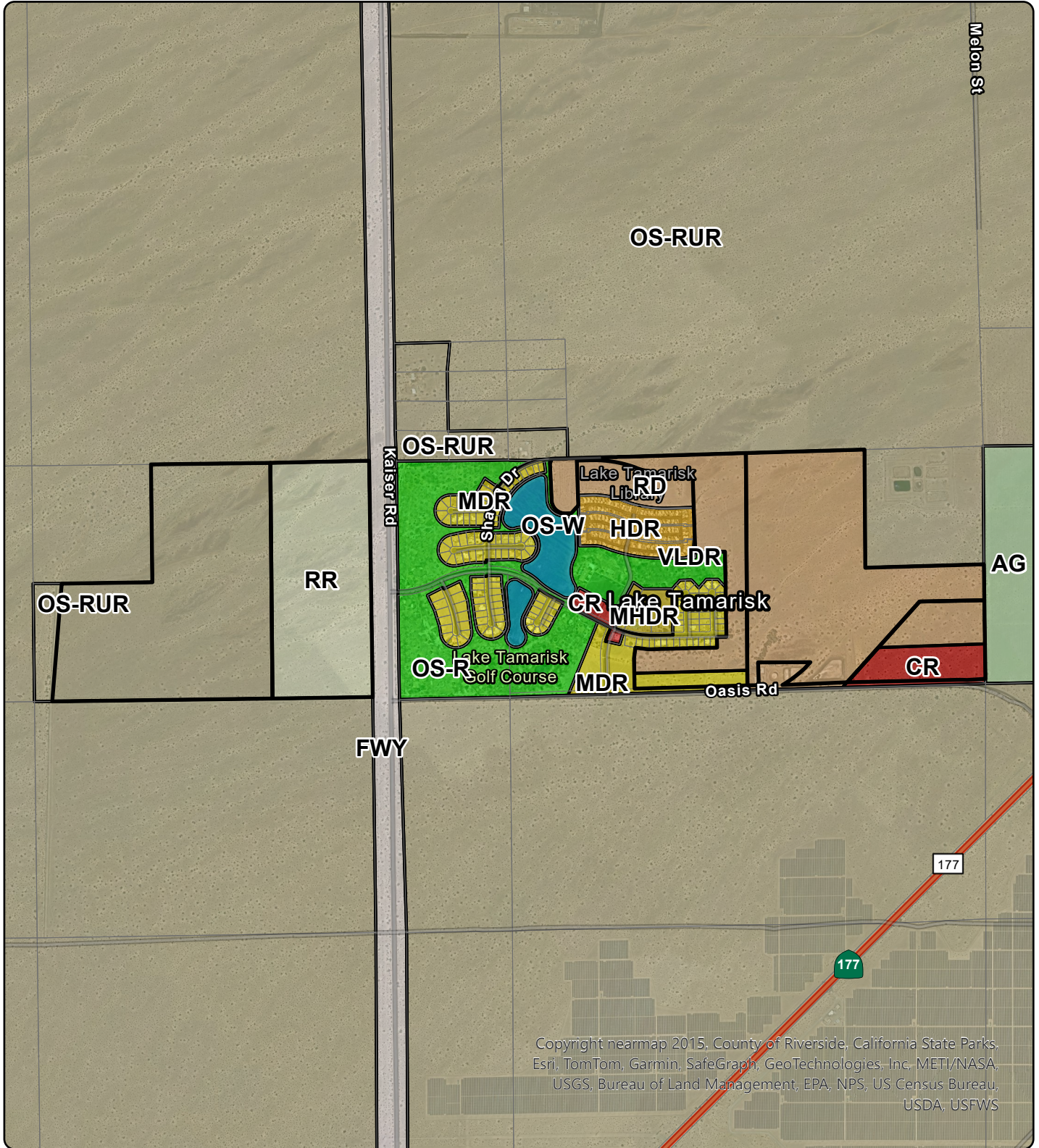
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240075

Supervisor: Perez
District 4

Date Drawn: 9/4/2025
Exhibit 5

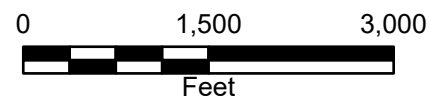
EXISTING GENERAL PLAN



Zoning Area: CHUCKAWALLA

Author: PetePang

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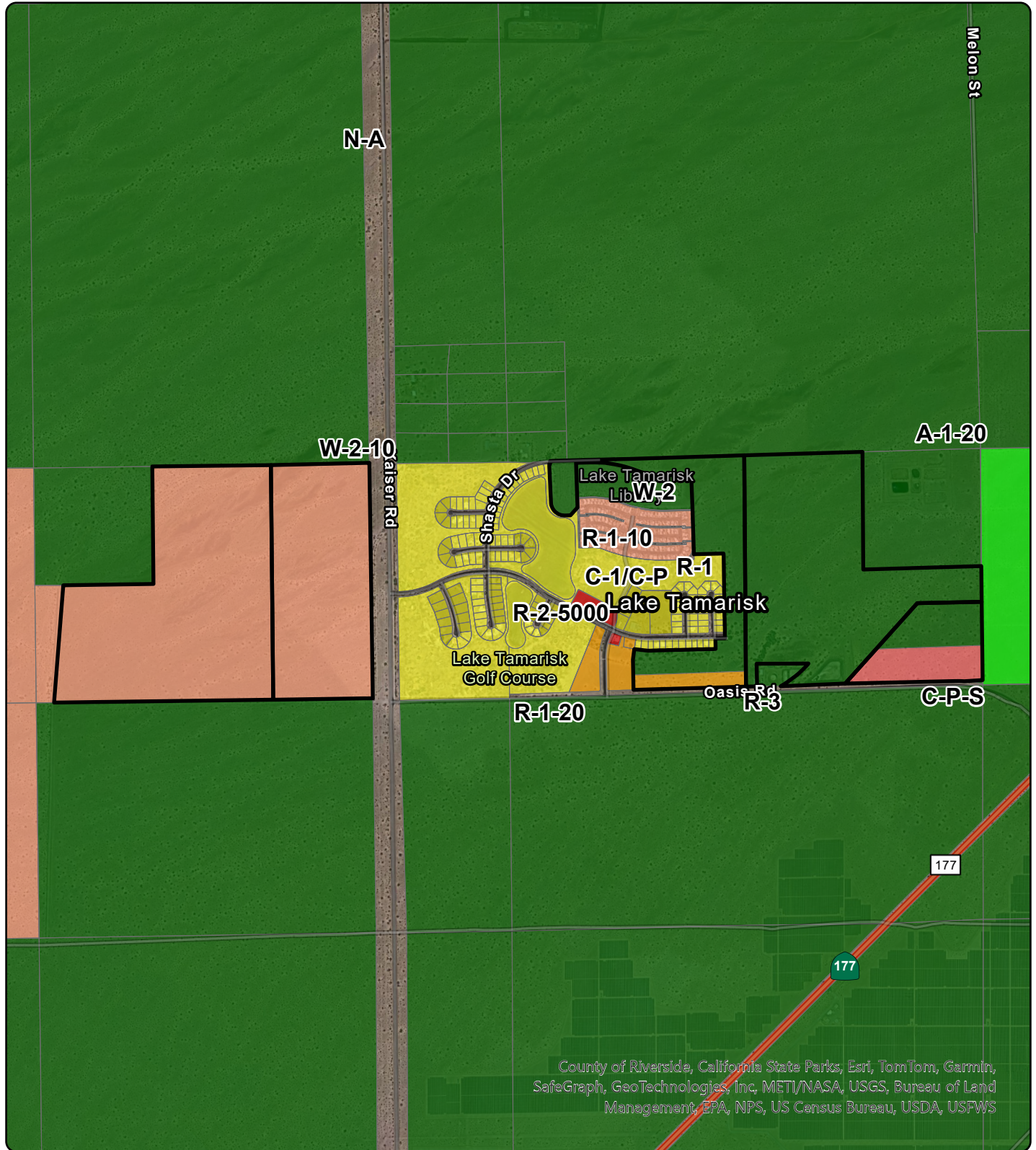


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240075

Supervisor: Perez
District 4

Date Drawn: 9/4/2025
Exhibit 2

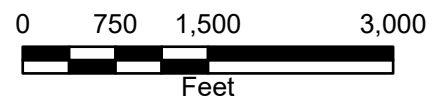
EXISTING ZONING



County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Zoning Area: CHUCKAWALLA

Author: PetePang



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>



John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240075)

Planning Case APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002, & -004

I, Jordan Leffew certify that on August 8, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

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

NAME: Jordan Leffew

SIGNATURE: *Jordan Leffew*

TITLE: Assistant Planner

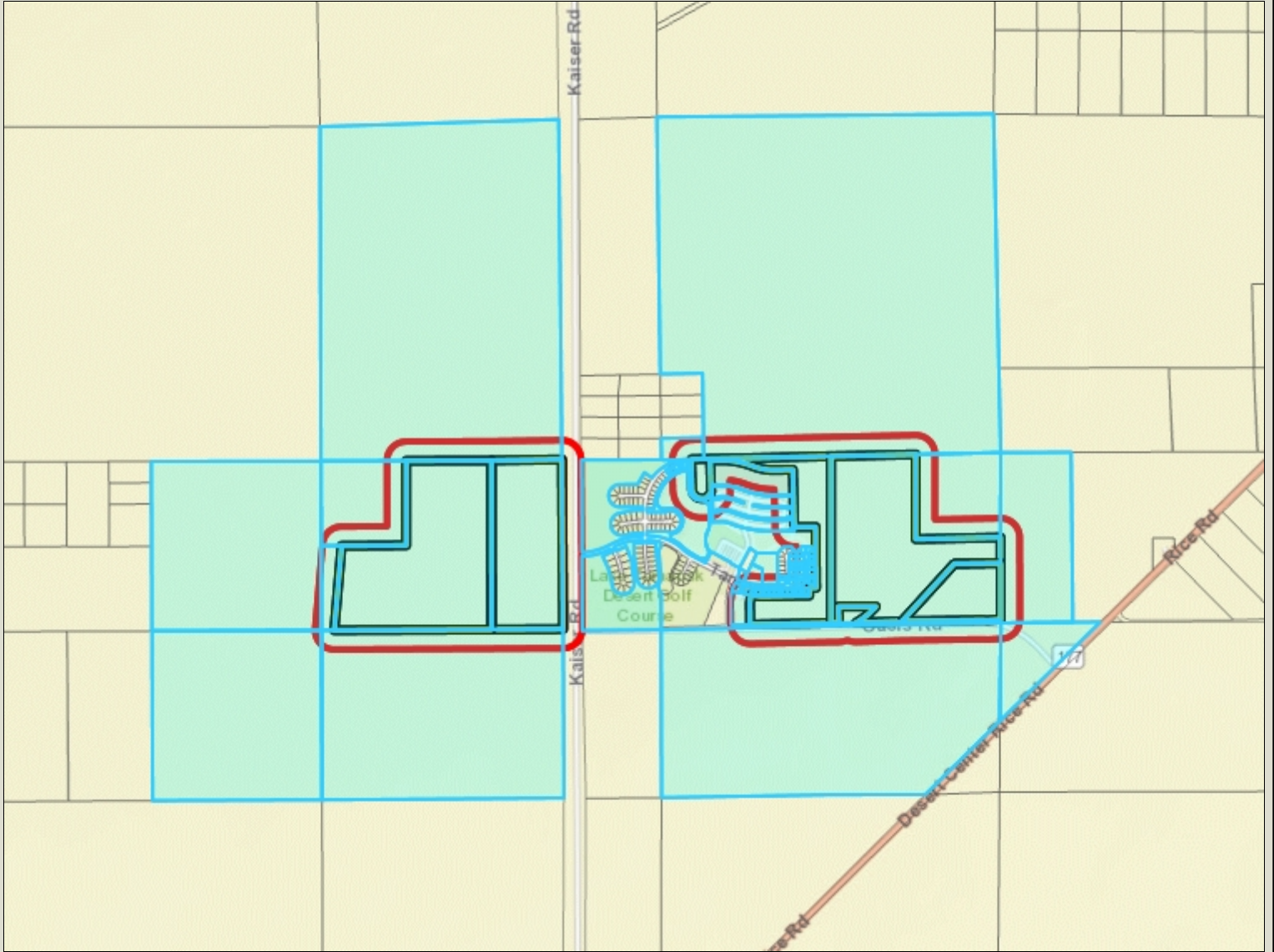
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

FC-GPA240075



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

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 8/8/2025 3:27:01 PM

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808022003
WILDLANDS CALIF HOLDINGS I
PO BOX 3610
ALBANY GA 31706

808022006
LAKE TAMARISK SOLAR PLUS
42769 OCTILLO DR
RANCHO MIRAGE CA 92270

808022024
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

808022026
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808023018
JMP INC
8000 SE ROOTS RD
JOHNSON CITY, OR 97222

808170018
LAKE TAMARISK LAND YACHT HARBOR INC
P O BOX 255
DESERT CENTER CA 92239

808170030
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

808170033
EAGLE MOUNTAIN ACQUISITION
14150 VINE PL
CERRITOS CA 90703

808170034
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

808182001
LESLIE ALKANA
431 W LEADORA AVE
GLEN DORA CA 91741

808182002
HENRY MARQUES
6512 AQUAMARINE AVE
RANCHO CUCAMONGA CA 91701

808182003
JONES 2023 LIVING TRUST U/A DTD 02/21/23
PO BOX 246
DESERT CENTER CA 92239

808182004
AUGUST A. ALMEIDA
PO BOX 1097
LOWER LAKE CA 95457

808182005
LESLIE ALKANA
431 W LEADORA ST
GLEN DORA CA 91741

808221001
DAN E. HOEFS
P O BOX 254
DESERT CENTER CA 92239

808221010
ENTRUST ADMINISTRATION INC
P O BOX 7111
DESERT CENTER CA 92239

808221011
RICHARD A. SCHAAL
PO BOX 675
DESERT CENTER CA 92239

808221012
PELTACK FAMILY REVOCABLE LIVING TRUST
DTD 07/12/24
PO BOX 606
DESERT CENTER CA 92239

808221015
EGAN TRUST DTD 11/13/2023
43210 FREESIA PL
INDIO CA 92201

808221017
HILMA MORALES
11336 MONTE VISTA AVE
MONTCLAIR CA 91763

808221021
FRANCISCO ORDAZ ARELLANES
P O BOX 554
DESERT CENTER CA 92239

808221022
PETER R. GERVAIS
26561 GREENVALE WAY
DESERT CENTER CA 92239

808221024
SARAFIN LIVING TRUST DTD 3/22/2004
24323 PENNSYLVANIA AVE
LOMITA CA 90717

808221027
JOHN B. OTTINGER
9401 HOLLOW SPRINGS WAY
ELK GROVE CA 95624

808221029
FREDA HAMILTON
PO BOX 234
DESERT CENTER CA 92239

808221030
KEVIN KIVISTO
26660 GREENVALE WAY
DESERT CENTER CA 92239

808221032
GREGORY G. GARSIDE
72603 EDGEHILL DR # 3
PALM DESERT CA 92260

808222001
LARRY D. EARNHART
P O BOX 462
DESERT CENTER CA 92239

808222004
AVERITT-RIDDLE PAULA RUTH & TIMOTHY
PAUL RIDDLE LIV TR DTD 12/15
35804 BAY SABLE LN
FALLBROOK CA 92028

808222005
EMMANUEL RIVAS
43661 TAMARISK DR
DESERT CENTER CA 92239

808222006
RUBEN RIVERA
PO BOX 752
DESERT CENTER CA 92239

808222007
43641 TAMARISK DR
DESERT CENTER CA 92239

808222008
ALECIA ESPINO DOERR
43621 TAMARISK DR
DESERT CENTER CA 92239

808222010
BRYON CASTOR
43611 TAMARISK DR
DESERT CENTER CA 92239

808222012
GLENN M. CASTOR
43591 TAMARISK DR
DESERT CENTER CA 92239



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 27386)

MEETING DATE:

Monday, April 14, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 to change the General Plan Foundation Component of five (5) parcels from Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on parcels designated Medium Density Residential. As for the Commercial Retail portion, the applicant plans to build facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. 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 GPA240075 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckwalla Area Zoning Area/District – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R-3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT

Case Number(s):	GPA240075
Environmental Type:	Exemption
Area Plan No.	Desert Center
Zoning Area/District:	Chuckkawalla District
Supervisorial District:	Fourth District
Project Planner:	Jordan Leffew
Project APN(s):	808-022-006, 808-161-001, 808-170-020, 808-230-002, & -004
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 4/3/2025

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Foundation Component General Plan Amendment No. 240075 (GPA240075) is a proposal to amend the project site's Foundation Component from Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) and amend its Land Use Designation from Community Development: Commercial Retail (CD:CR) and Community Development: Medium Density Residential (CD:MDR), on five (5) parcels, totaling 335.63 gross acres.

The five (5) parcels are located generally northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075).

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD) Open Space (OS) Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CD:CR) Medium Density Residential (CD:MDR) Rural (OS:RUR) Rural Desert (R:RD) Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Commercial Retail (CD:CR) Medium Density Residential (CD:MDR)
Policy / Overlay Area:	N/A

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Surrounding General Plan Land Uses	
North:	Open Space: Rural (OS:RUR)
East:	Open Space: Rural (OS:RUR) Agriculture: Agriculture (AG:AG)
South:	Open Space: Rural (OS:RUR)
West:	Open Space: Rural (OS:RUR)
Existing Zoning Classification:	C-P-S (Scenic Highway Commercial) N-A (Natural Assets) R-3 (General Residential) W-2-10 (Controlled Development Areas; 10-acres minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	N-A (Natural Assets)
East:	N-A (Natural Assets) A-1-20 (Light Agriculture, 20-acre minimum)
South:	N-A (Natural Assets)
West:	N-A (Natural Assets) W-2-10 (Controlled Development Areas; 10-acres minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant Agriculture
East:	Vacant
West:	Vacant

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152 51
Special Flood Hazard Zone:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
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:	No
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 (GPA240075) 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.

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Proposed Future Land Use

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

The proposed Commercial Retail (CD:CR) Land Use Designation allows for local and regional serving of retail and service uses. The other proposed Land Use designation, Medium High Density Residential (CD:MHDR), is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240075

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

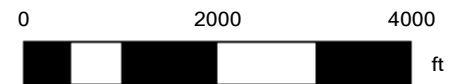
District: 4

Date: 2-28-2025

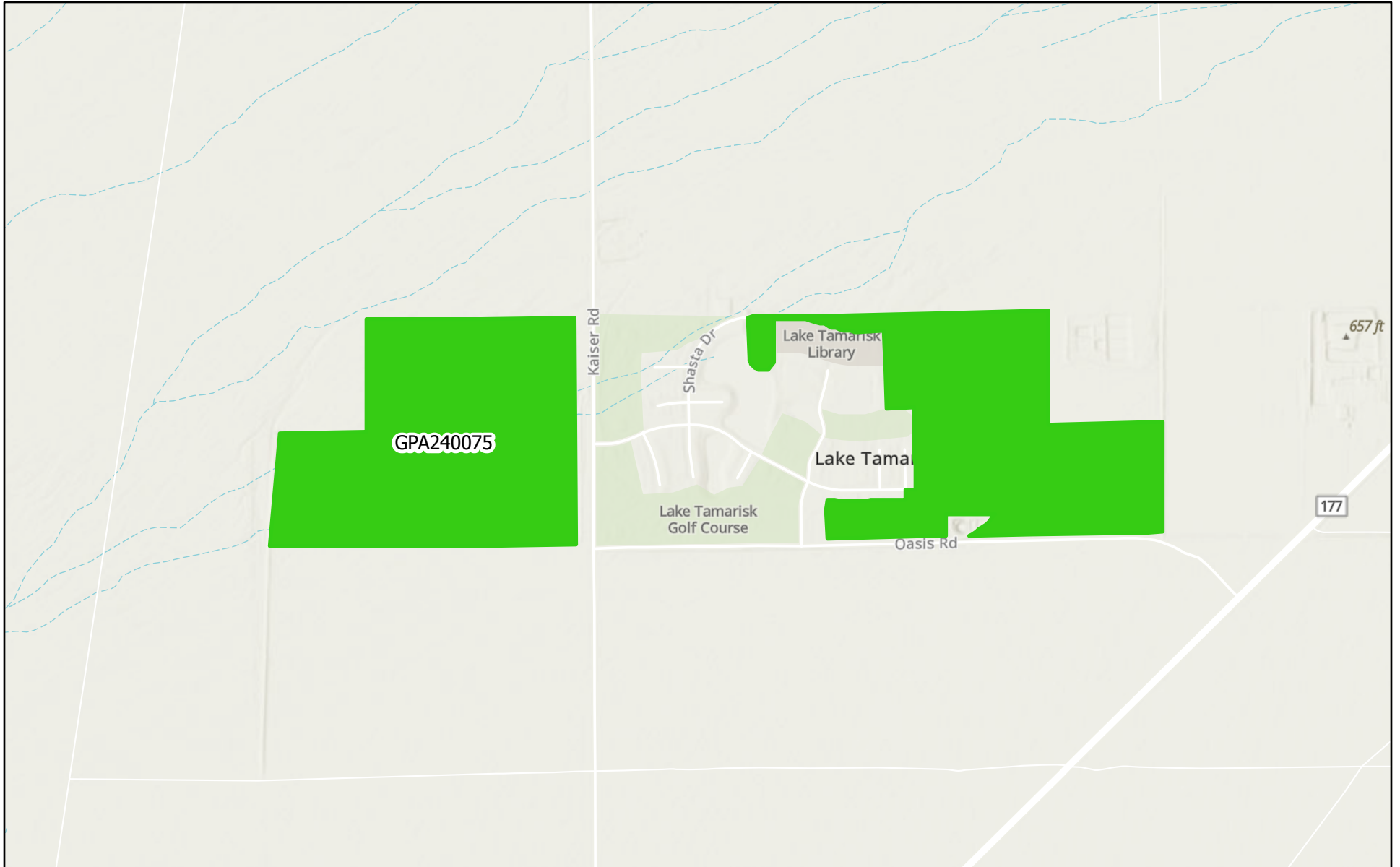


Zoning Area/District: CHUCKAWALLA

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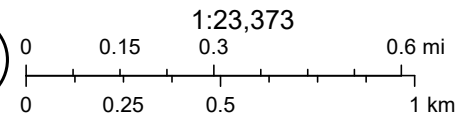


2/28/2025

FGPA Web Map

World Hillshade

 Active



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240075

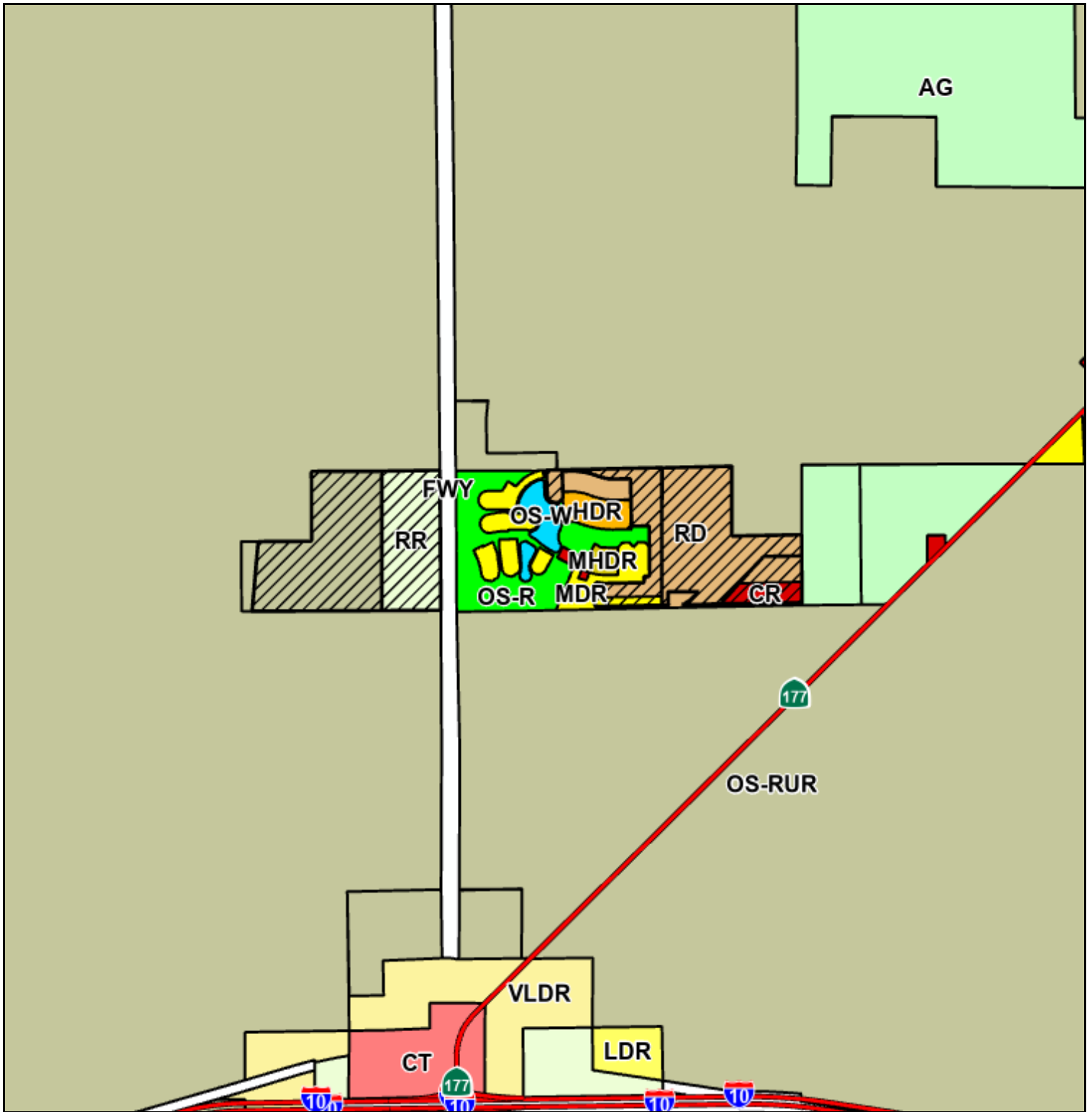
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 2-28-2025

Exhibit: 5



Zoning Area/District: CHUCKAWALLA

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240075

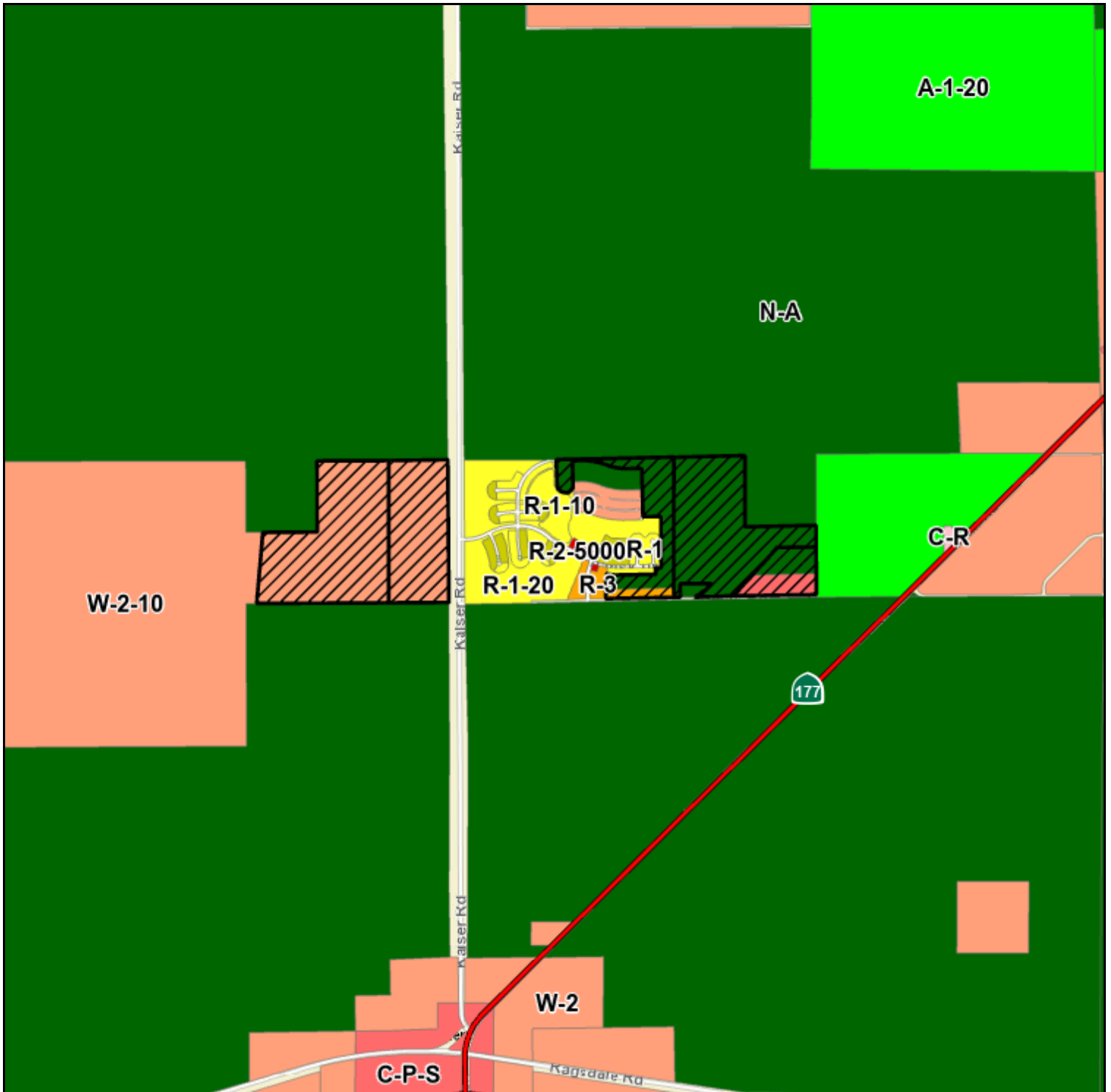
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

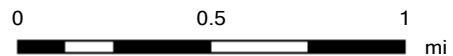
Date: 2-28-2025

Exhibit: 2



Zoning Area/District: CHUCKAWALLA

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE
PROJECT NUMBER (FC-GPA 240075)

Planning Case APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004

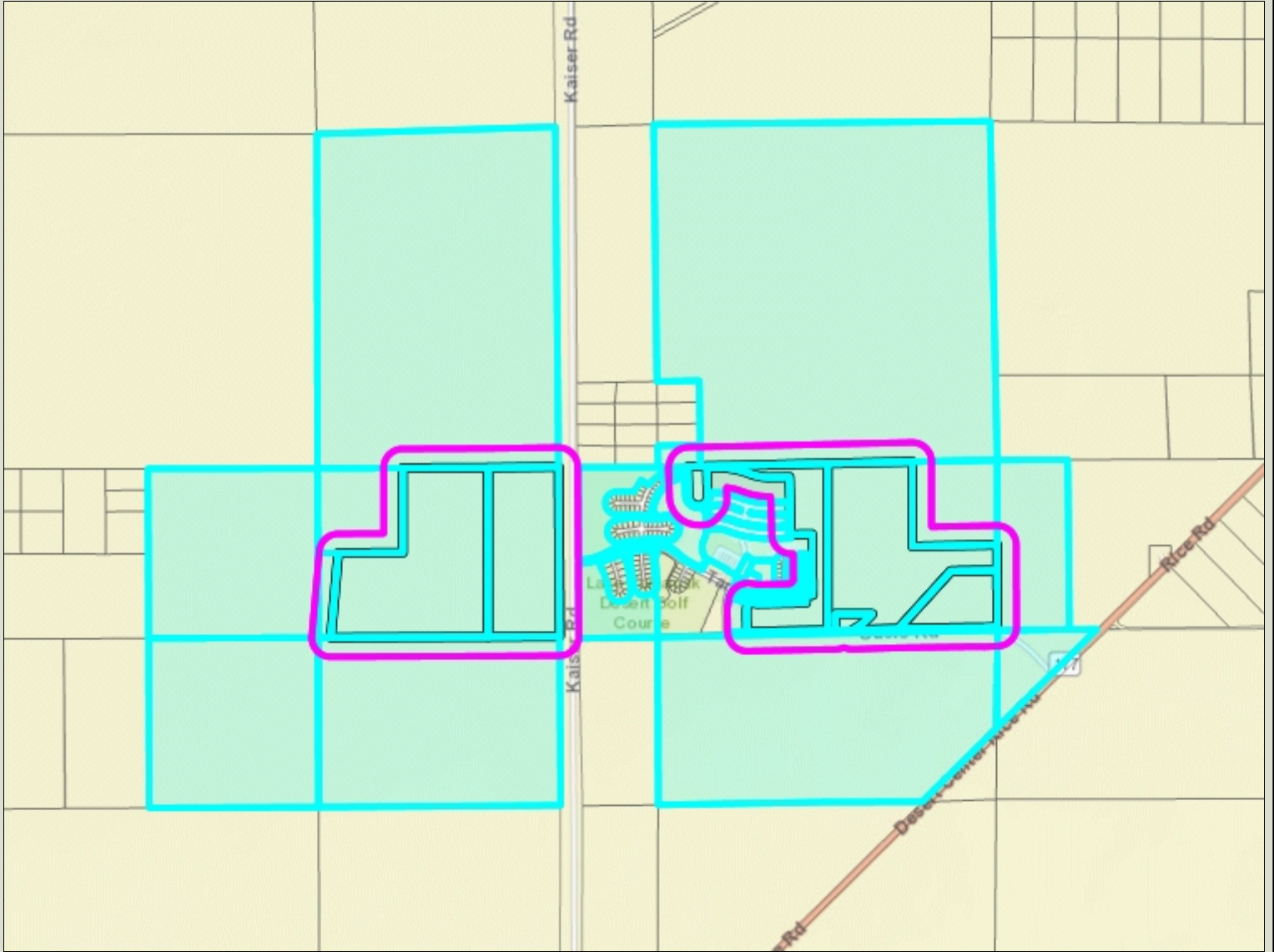
I, Jordan Leffew certify that on February 28, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

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

NAME: Jordan Leffew SIGNATURE: Jordan Leffew
TITLE: Assistant Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-9721
EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240075



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

Notes



0 3,009 6,019 Feet

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808182002
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808221024
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808221027
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ELK GROVE CA 95624

808221029
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808221030
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DESERT CENTER CA 92239

808221032
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SAN PEDRO CA 90731

808222001
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P O BOX 462
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808222004
AVERITT-RIDDLE PAULA RUTH &
TIMOTHY PAUL RIDDLE LIV TR DTD
12/15
35804 BAY SABLE LN
FALLBROOK CA 92028

808222005
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43661 TAMARISK DR
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808222006
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808222008
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COQUITLAM BC V3K 0A6

808222010
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DESERT CENTER CA 92239

808222012
GLENN M. CASTOR
43591 TAMARISK DR
DESERT CENTER CA 92239



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 27906)

MEETING DATE:

Wednesday, June 04, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 to change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc on the newly designated Commercial Retail portion. 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 GPA240075 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckwalla Area Zoning Area/District – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R-3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT

Case Number(s):	GPA240075
Environmental Type:	Exemption
Area Plan No.	Desert Center
Zoning Area/District:	Chuckawalla Area
Supervisorial District:	Fourth District
Project Planner:	Jordan Leffew
Project APN(s):	808-022-006, 808-161-001, 808-170-020, 808-230-002, & -004
Continued From:	

John Hildebrand, Planning Director 5/28/2025

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Foundation Component General Plan Amendment No. 240075 (GPA240075) is a proposal to amend the project site’s Foundation Component from Open Space and Rural to Community Development and amend its Land Use Designation from Rural (OS:RUR), Rural Residential (R:RR), and Rural Desert (R:RD) to Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), on five (5) parcels, totaling 335.63 gross acres.

The five (5) parcels are located generally northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075).

PROJECT DATA

Land Use and Zoning:

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Community Development (CD) Open Space (OS) Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural (OS:RUR) Rural Desert (R:RD) Rural Residential (R:RR) Commercial Retail (CD:CR) Medium Density Residential (CD:MDR)
Proposed General Plan Land Use Designation:	Commercial Retail (CD:CR) Medium Density Residential (CD:MDR)
	Policy / Overlay Area: N/A
	Surrounding General Plan Land Uses

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	North:	Open Space: Rural (OS:RUR)
	East:	Open Space: Rural (OS:RUR) Agriculture: Agriculture (AG:AG)
	South:	Open Space: Rural (OS:RUR)
	West:	Open Space: Rural (OS:RUR)
Existing Zoning Classification:		C-P-S (Scenic Highway Commercial) N-A (Natural Assets) R-3 (General Residential) W-2-10 (Controlled Development Areas; 10-acres minimum)
Proposed Zoning Classification:		N/A
Surrounding Zoning Classifications		
	North:	N-A (Natural Assets)
	East:	N-A (Natural Assets) A-1-20 (Light Agriculture, 20-acre minimum)
	South:	N-A (Natural Assets)
	West:	N-A (Natural Assets) W-2-10 (Controlled Development Areas; 10-acres minimum)
Existing Use:		Vacant
Surrounding Uses		
	North:	Vacant
	South:	Vacant Agriculture
	East:	Vacant
	West:	Vacant

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152 51
Special Flood Hazard Zone:	No
Agricultural Preserve:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Liquefaction Area:	Yes – Moderate
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:	No
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 (GPA240075) 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-GPA240075 is a proposal to change the Foundation Component Land Use Designation from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR). The parcels are not located in a policy or overlay.

If FC-GPA240075 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project of affordable single-family detached and attached residences on parcels designated Medium Density Residential. As for the Commercial Retail portion, the applicant plans to build facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc.

Proposed Future Land Use

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

The proposed Commercial Retail (CD:CR) Land Use Designation allows for local and regional serving of retail and service uses. The other proposed Land Use, Medium Density Residential (CD:MDR) land use designation, is intended to allow for the development of conventional single-family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. However, intensive animal keeping is discouraged. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

One (1) comment has been received to date. The comment indicated concerns about the California Environmental Quality Act (“CEQA”) regarding the Foundation Component – General Plan Amendment (FC-GPA) cycle.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240075 was held before the General Plan Advisory Committee on April 14, 2025. No comments were submitted before the meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and one (1) member of the public provided public testimony.

The public comment received was in support of the FC-GPA. Comments for the initiation of the GPA cited that the project site is one of the only developable sites in the area, economic development is starting to happen, and the community has its own brand-new fire station.

The Committee discussed the project. A few clarifying questions addressed the two phases of the project site, such as the houses built during phase 1 and those that will be built during phase 2, the current sewer system capacity and its potential need for improvement, and the development of solar panels in the area. The final result of the Committee’s discussion of the initiation is provided below.

Support: 2nd, 3rd, 5th District

Against:

Neutral:

Not Present: 1st, 4th District

Abstain:

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240075

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 5-6-2025



Zoning Area/District: CHUCKAWALLA

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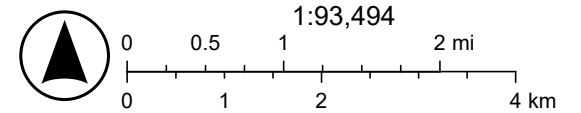


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FGPA Web Map

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240075

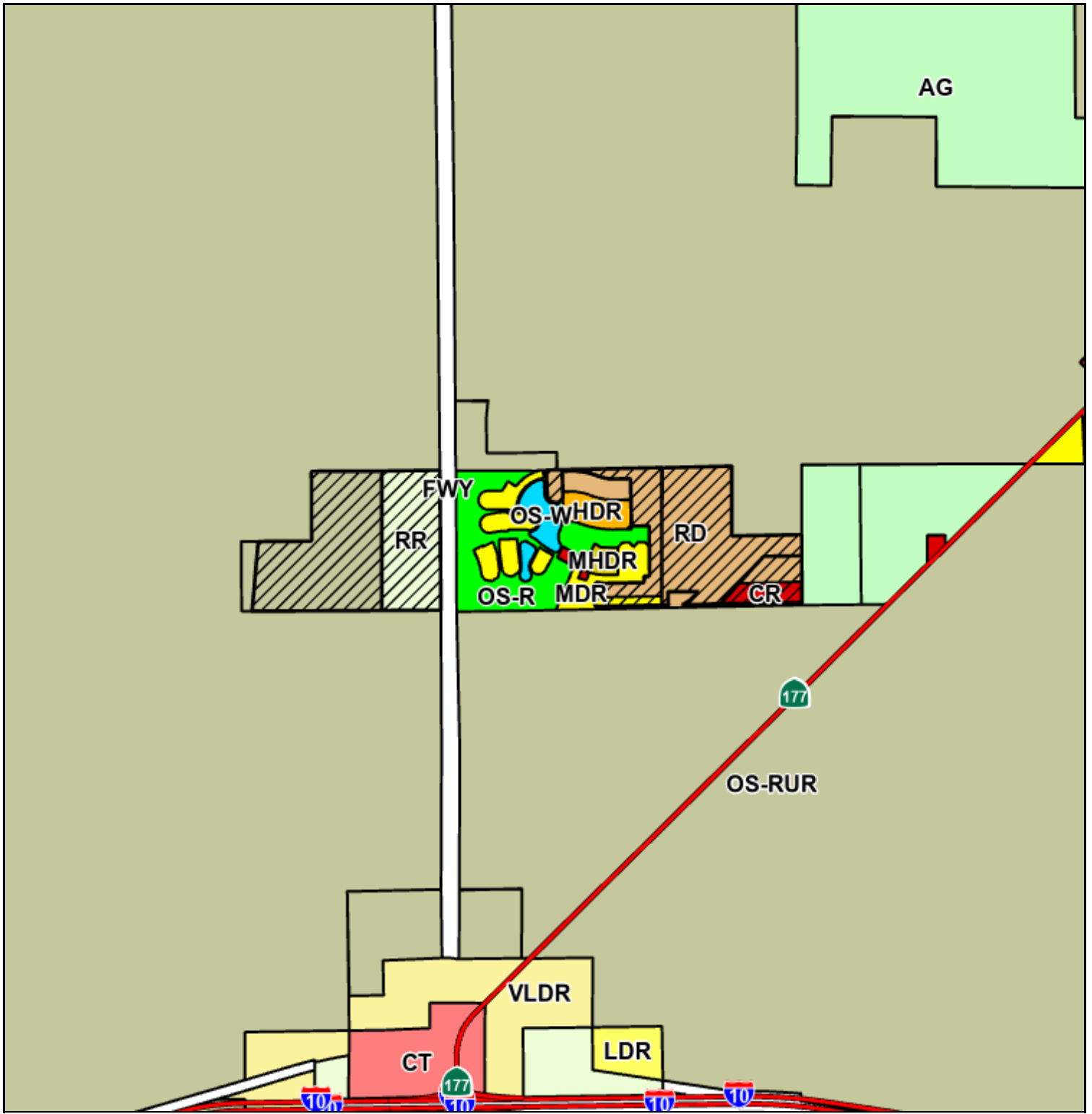
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Supervisor: V MANUEL PEREZ

District: 4

Date: 2-28-2025

Exhibit: 5



Zoning Area/District: CHUCKAWALLA

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

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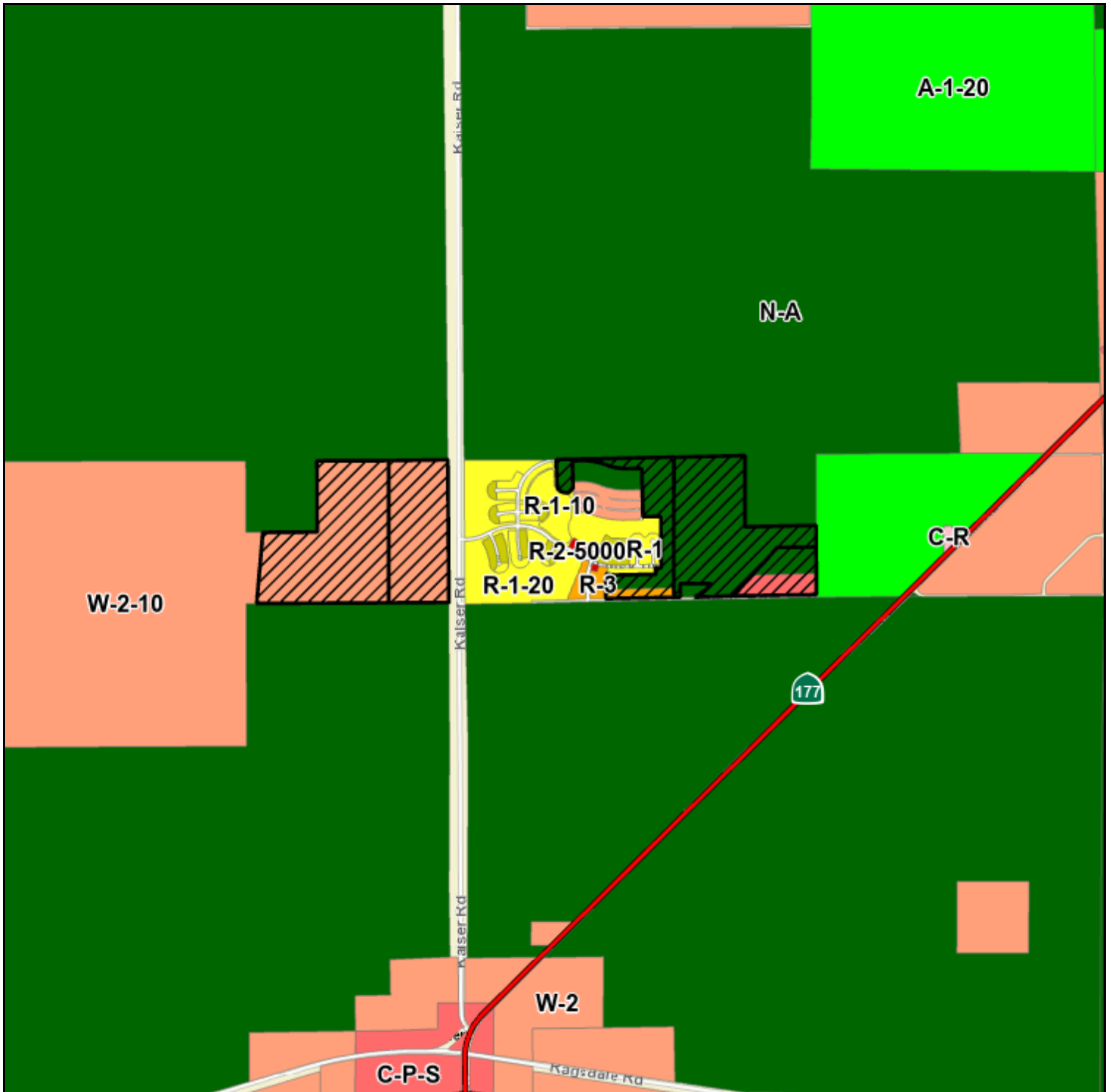
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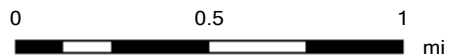
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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE
PROJECT NUMBER (FC-GPA 240075)

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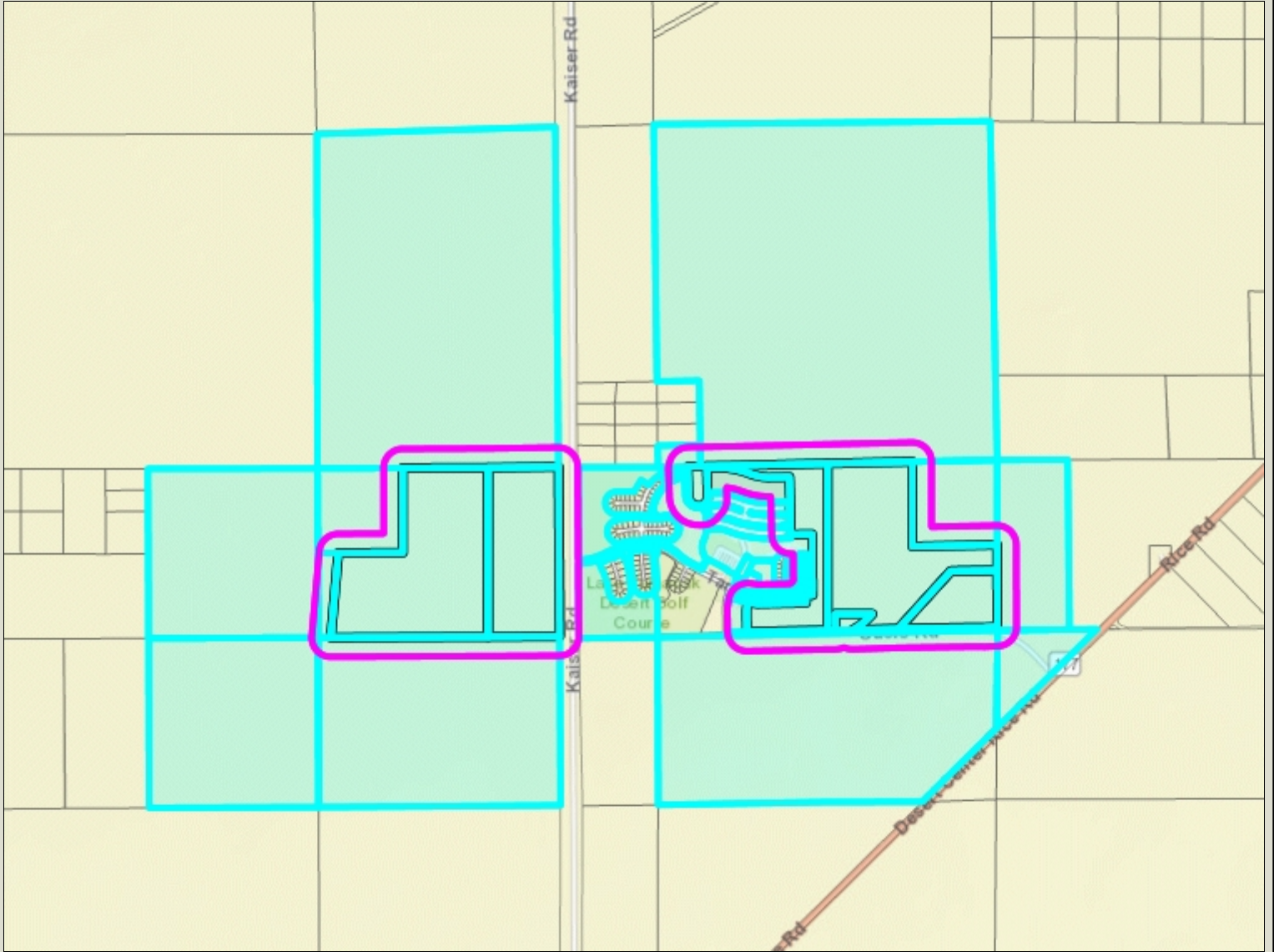
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TITLE: Assistant Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-9721
EMAIL: jleffew@rivco.org

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- Legend**
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26561 GREENVALE WAY
DESERT CENTER CA 92239

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SARAFIN LIVING TRUST DTD 3/22/2004
24323 PENNSYLVANIA AVE
LOMITA CA 90717

808221027
JOHN B. OTTINGER
9401 HOLLOW SPRINGS WAY
ELK GROVE CA 95624

808221029
FREDA HAMILTON
PO BOX 234
DESERT CENTER CA 92239

808221030
KEVIN KIVISTO
26660 GREENVALE WAY
DESERT CENTER CA 92239

808221032
BOB MORRISSEY
403 N CENTRE ST
SAN PEDRO CA 90731

808222001
LARRY D. EARNHART
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DESERT CENTER CA 92239

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AVERITT-RIDDLE PAULA RUTH &
TIMOTHY PAUL RIDDLE LIV TR DTD
12/15
35804 BAY SABLE LN
FALLBROOK CA 92028

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EMMANUEL RIVAS
43661 TAMARISK DR
DESERT CENTER CA 92239

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RUBEN RIVERA
PO BOX 752
DESERT CENTER CA 92239

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ADAM DAVID MAC SINKIE
1702-575 DELESTRE AVE
COQUITLAM BC V3K 0A6

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BRYON CASTOR
43611 TAMARISK DR
DESERT CENTER CA 92239

808222012
GLENN M. CASTOR
43591 TAMARISK DR
DESERT CENTER CA 92239



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brian@lozeaudrury.com

April 11, 2025

Via Email

John Hildebrand, Planning Director
Jordan Leffew, Planner
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501
mcamacho@rivco.org
jleffew@rivco.org

**Re: Initiation of Foundation GPAs Nos. 240053 and 240075
Director's Hearing (April 14, 2025) Agenda Items 4.4 and 4.6**

To Director Hildebrand and Planner Leffew:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initiation of Foundation General Plan Amendments Nos. 240053 and 240075 ("GPA Initiations"), scheduled to be considered at the Planning Director's Hearing on April 14, 2025 as Agenda Items 4.4 and 4.6.

GPA Initiation No. 240053 (Agenda Item 4.6) is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), Community Development: Medium High Density Residential (CD: MHDR), Community Development: High Density Residential (CD: HDR), and Community Development: Mixed Use Area (CD: MUA) on 22 parcels, totaling 410 gross acres. The 22 parcels are located south of E. Benton Road, north of Calle Azure / Calle Cordova / Calle Arevalo, east of De Portola Road, west of Sage Road.

If Initiation No. 240053 is approved, the applicant intends to apply for a Specific Plan that will incorporate potential planning areas and associated circulation that maintain adjacent and existing land uses, including rural residential areas and provide a variety of housing options for senior living in a phased development. Additionally, the Specific Plan will include dining, entertainment, and resort/commercial uses within the mixed-used development area.

GPA Initiation No. 240075 (Agenda Item 4.4) is a proposal to amend the project site's Foundation Component from Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) and amend its

SAFER Comment
GPA Initiation Nos. 240053 & 240075
Agenda Item Nos. 4.4 & 4.6 (April 14, 2025)
April 11, 2025
Page 2 of 3

Land Use Designation from Community Development: Commercial Retail (CD:CR) and Community Development: Medium Density Residential (CD:MDR), on five (5) parcels, totaling 335.63 gross acres

If Initiation No. 240075 is approved, the applicant intends to apply for an implementing project of affordable single-family detached and attached residences on parcels designated Medium Density Residential. As for the Commercial Retail portion, the applicant plans to build facilities to accommodate retail and service use, Light Industrial, warehousing, and vehicle storage.

Because the GPA Initiations are an “essential step” in the chain of events to amend the County’s general plan to allow new types of development, the Initiations are “projects” for the purposes of the California Environmental Quality Act (“CEQA”) and must undergo environmental review prior to approval. SAFER requests that the Planning Director to not recommend initiation of the GPAs to the County Planning Commission until the Planning Department conducts environmental review of the GPA Initiations pursuant to CEQA. Alternatively, SAFER requests that any approval of the Initiations be conditioned with a requirement that CEQA review will occur when the applicants apply for their general plan amendments.

DISCUSSION

CEQA applies to discretionary actions that may directly or indirectly cause a physical change to the environment. (Pub. Res. Code §§ 21065, 21080(a).) A “project” subject to CEQA is “the whole of an action which has a potential for physical impact on the environment.” (*California Unions for Reliable Energy v. Mojave Desert Air Quality Management Dist.* (2009) 178 Cal.App.4th 1225, 1241; Pub. Res. Code § 21065; 14 CCR § 15378(a).) The definition of “project” is “given a broad interpretation in order to maximize protection of the environment.” (*Lighthouse Field Beach Rescue v. City of Santa Cruz* (2005) 131 Cal.App.4th 1170, 1180.) A project need not involve tangible physical activity so long as the agency’s discretionary action has the potential to lead to either a direct or a reasonably foreseeable indirect physical change in the environment. (See *Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1199 (*Marijuana Patients*).)

Numerous Supreme Court decisions have held that CEQA’s definition of “project” includes decisions that do not approve a specific development and that will be subject to future discretionary decisions before such development occurs. (E.g., *Marijuana Patients, supra*, 7 Cal.5th at 1181, *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 385; *Fullerton Joint Union High School Dist. v. State Bd. of Education* (1982) 32 Cal.3d 779, 795-96 (*Fullerton*).) The proper inquiry, is whether an activity is an “essential step” in the chain of events of that may ultimately result in environmental impacts. (*Marijuana Patients, supra*, 7 Cal.5th at 1199.)

SAFER Comment
GPA Initiation Nos. 240053 & 240075
Agenda Item Nos. 4.4 & 4.6 (April 14, 2025)
April 11, 2025
Page 3 of 3

Here, the GPA Initiations are clearly “essential steps” towards reasonably foreseeable environmental change. GPA Initiation No. 240052 seeks to amend the designation on 410 acres for a future Specific Plan with senior housing, dining, entertainment, and resort, uses, and commercial uses. GPA Initiation No. 240075 seeks to amend 335.63 acres for single-family houses, retail and service uses, light industrial uses, and warehousing. **But for** the County’s approval of the Initiations, these future developments would not be possible. Therefore, the Initiations are “essential steps” in the chain of events that may ultimately lead to development. (See *Marijuana Patients*, *supra*, 7 Cal.5th. at 1199.) It is irrelevant that the GPA Initiations do not seek approval a specific development at this time and will require additional future discretionary approvals prior to development. Instead, because the GPA Initiations are essential steps that may ultimately culminate in development (and the reasonably foreseeable environmental impacts stemming from such development), the County should conduct environmental review pursuant to CEQA prior to consideration of the GPA Initiations.

CONCLUSION

Because the GPA Initiations are “essential steps” towards new development, the Initiations are “projects” under CEQA and require environmental review before the County considers them. SAFER respectfully requests that the Planning Director refrain from recommending approval of the GPA Initiations to the Planning Commission at this time unless and until the Planning Department conducts environmental review of the Initiations. Alternatively, SAFER requests that any approval of the Initiations be conditioned with a requirement that CEQA review will occur when the applicants apply for their general plan amendments.

Any correspondence or questions regarding this comment can be directed to Brian Flynn of Lozeau Drury LLP by email at brian@lozeaudrury.com or by phone at (510) 836-4200.

Sincerely,



Brian Flynn
Lozeau Drury LLP

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075
IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Monday, September 22, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240075**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004. This proposed project is located: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240075 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240075 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

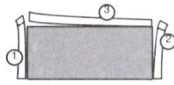
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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

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

Dated: September 3, 2025

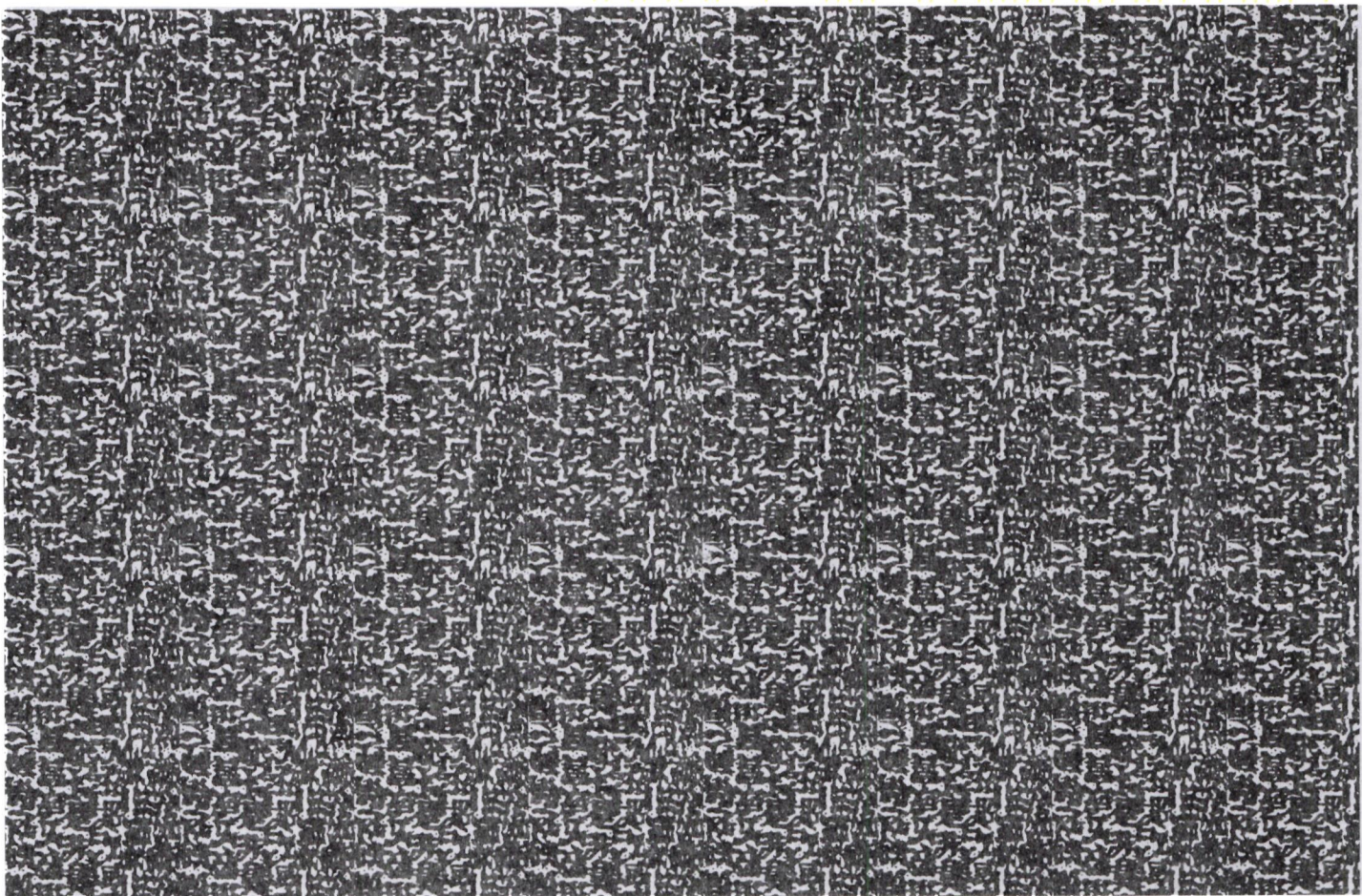
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By: Naomy Sicra, Clerk of the Board Assistant



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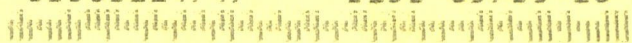
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240075 EN EL CUARTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240075**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240075 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Espacio Abierto: Rural (OS:RUR), Rural: Residencial Rural (R:RR) y Rural: Desierto Rural (R:RD) a Desarrollo Comunitario: Comercial Minorista (CD:CR) y Residencial de Densidad Media (CD:MDR), para permitir la presentación de una solicitud para construir viviendas unifamiliares adosadas y aisladas asequibles en la porción recientemente designada como Residencial de Densidad Media y permitir instalaciones para uso comercial y de servicios, industria ligera, almacenamiento, almacenamiento de vehículos, etc., en la porción recientemente designada como Comercial Minorista. Si la Junta de Supervisores inicia la propuesta, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas catastrales: 808-022-006, 808-161-001, 808-170-020, 808-230-002 y -004. Este proyecto propuesto está ubicado: al noroeste de la carretera estatal 177 (SH-177), al este de Eagle Mountain Road y al sur de Investor Avenue en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240075 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240075 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON JOSÉ MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-9721 O POR CORREO ELECTRÓNICO A JMERLAN@RVIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

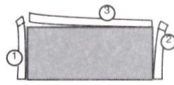
Si impugnas el tema anterior en el tribunal, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

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

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

Fecha: 3 de septiembre de 2025

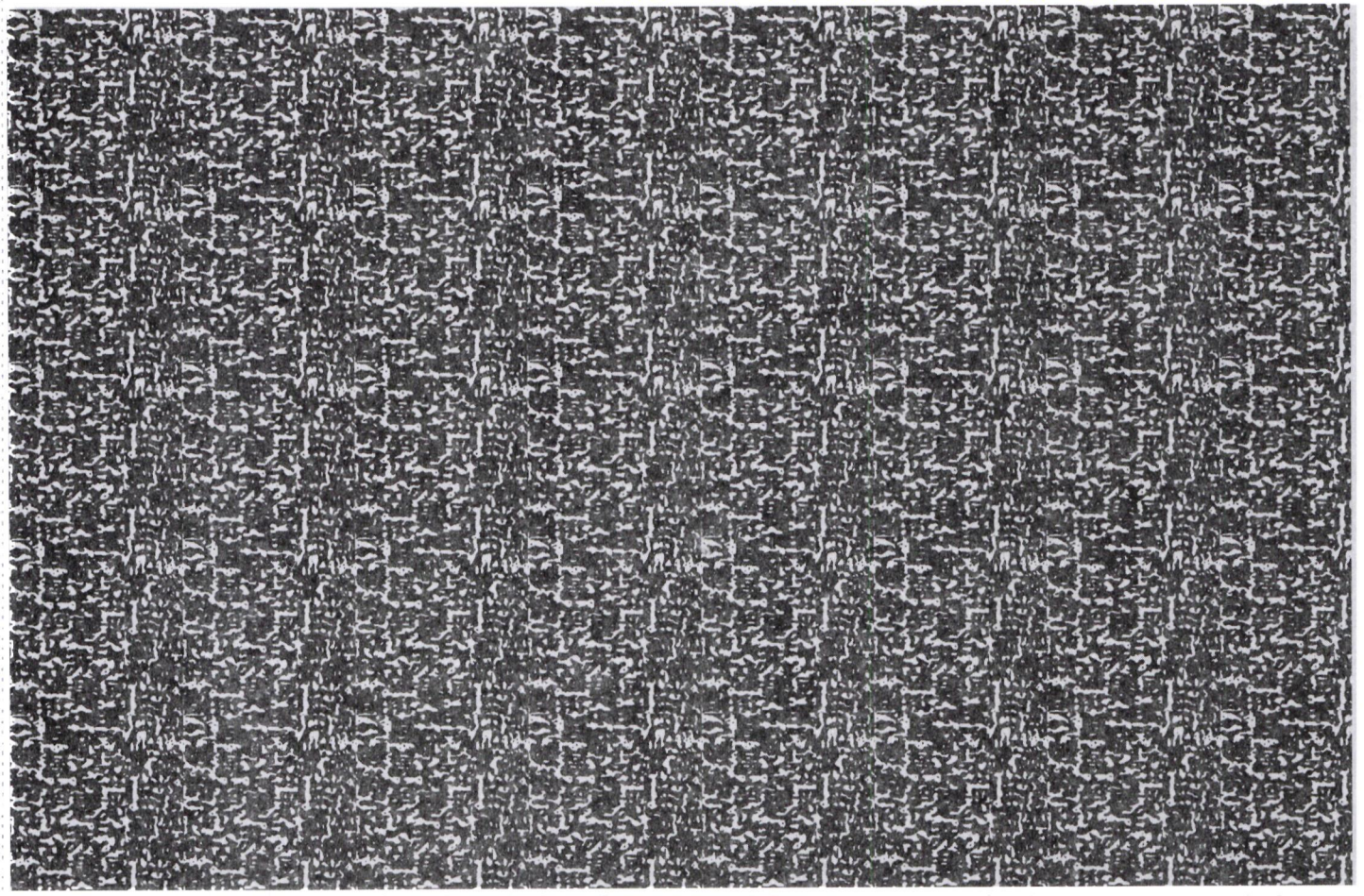
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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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. 240075
IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Monday, September 22, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240075**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004. This proposed project is located: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240075 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240075 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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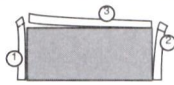
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 3, 2025

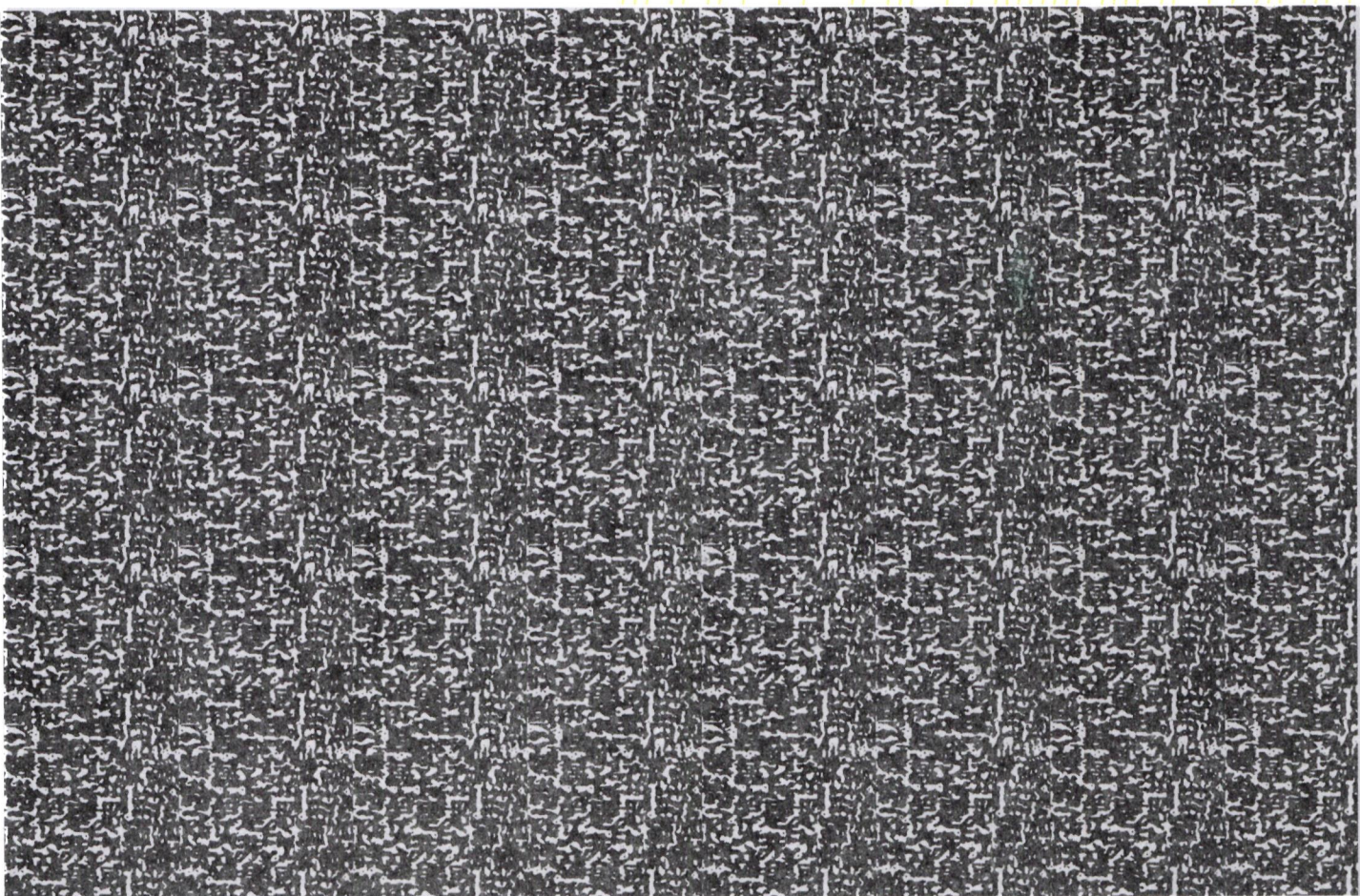
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By: Naomy Sicra, Clerk of the Board Assistant



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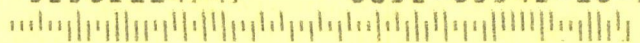
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240075 EN EL CUARTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240075**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240075 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Espacio Abierto: Rural (OS:RUR), Rural: Residencial Rural (R:RR) y Rural: Desierto Rural (R:RD) a Desarrollo Comunitario: Comercial Minorista (CD:CR) y Residencial de Densidad Media (CD:MDR), para permitir la presentación de una solicitud para construir viviendas unifamiliares adosadas y aisladas asequibles en la porción recientemente designada como Residencial de Densidad Media y permitir instalaciones para uso comercial y de servicios, industria ligera, almacenamiento, almacenamiento de vehículos, etc., en la porción recientemente designada como Comercial Minorista. Si la Junta de Supervisores inicia la propuesta, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas catastrales: 808-022-006, 808-161-001, 808-170-020, 808-230-002 y -004. Este proyecto propuesto está ubicado: al noroeste de la carretera estatal 177 (SH-177), al este de Eagle Mountain Road y al sur de Investor Avenue en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240075 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240075 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON JOSÉ MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-9721 O POR CORREO ELECTRÓNICO A JMERLAN@RVIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

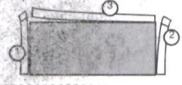
Si impugnas el tema anterior en el tribunal, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

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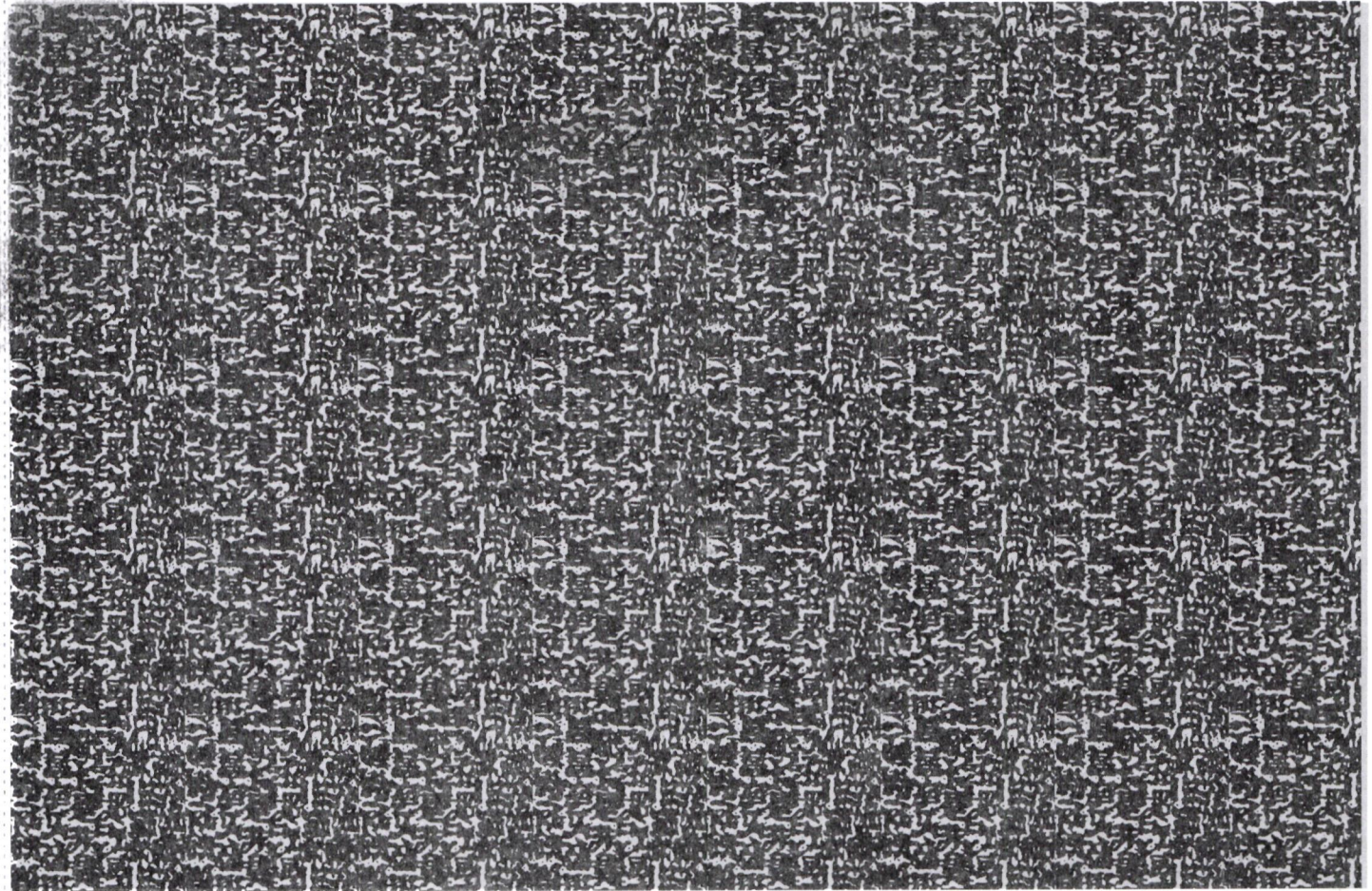
Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

Fecha: 3 de septiembre de 2025

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



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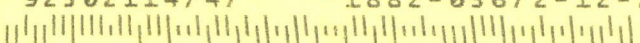
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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075
IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Monday, September 22, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240075**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004. This proposed project is located: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240075 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240075 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

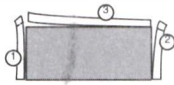
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

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

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

Dated: September 3, 2025

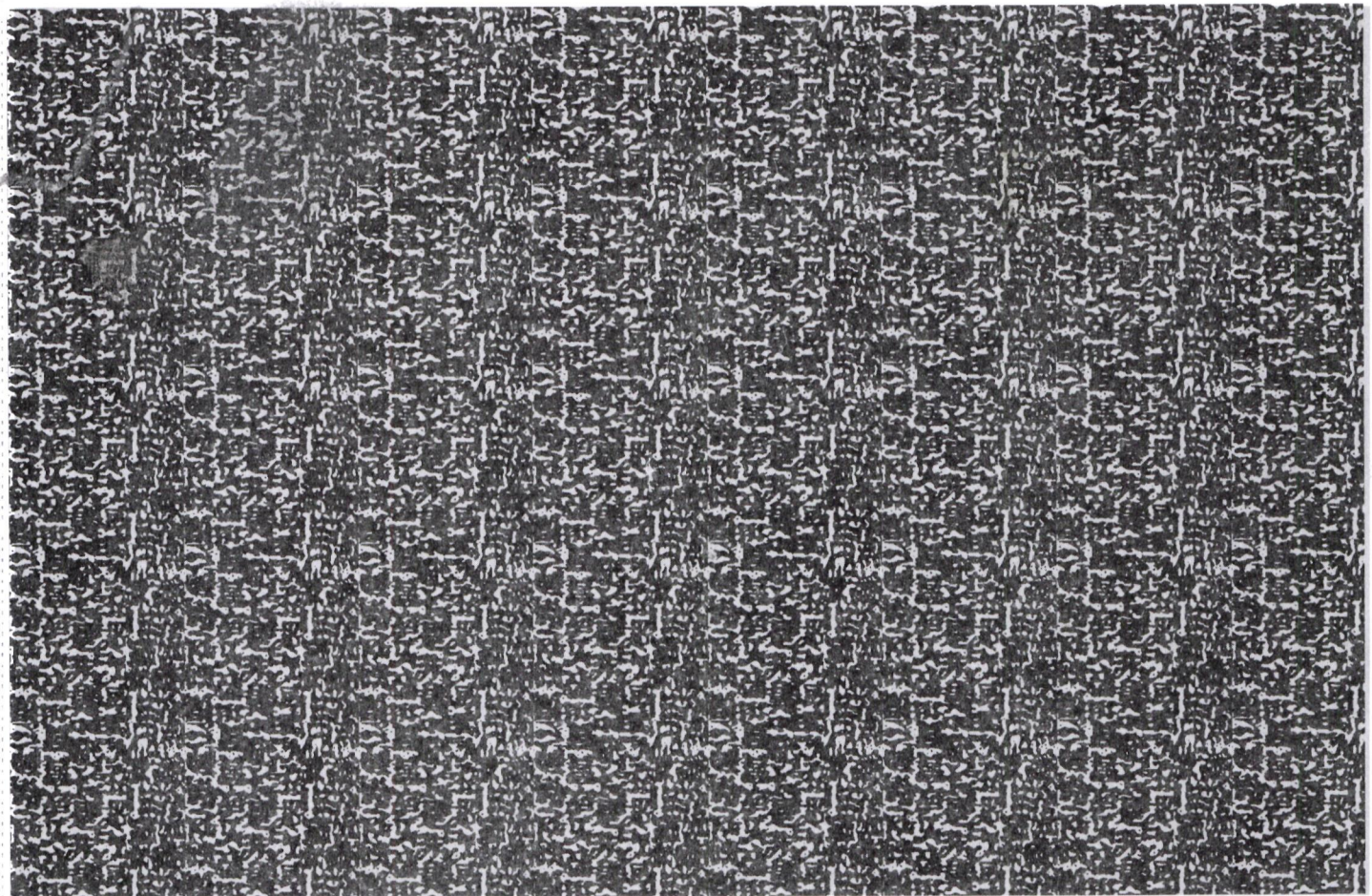
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240075 EN EL CUARTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240075**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240075 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Espacio Abierto: Rural (OS:RUR), Rural: Residencial Rural (R:RR) y Rural: Desierto Rural (R:RD) a Desarrollo Comunitario: Comercial Minorista (CD:CR) y Residencial de Densidad Media (CD:MDR), para permitir la presentación de una solicitud para construir viviendas unifamiliares adosadas y aisladas asequibles en la porción recientemente designada como Residencial de Densidad Media y permitir instalaciones para uso comercial y de servicios, industria ligera, almacenamiento, almacenamiento de vehículos, etc., en la porción recientemente designada como Comercial Minorista. Si la Junta de Supervisores inicia la propuesta, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas catastrales: 808-022-006, 808-161-001, 808-170-020, 808-230-002 y -004. Este proyecto propuesto está ubicado: al noroeste de la carretera estatal 177 (SH-177), al este de Eagle Mountain Road y al sur de Investor Avenue en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240075 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240075 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

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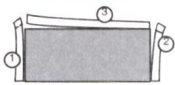
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Fecha: 3 de septiembre de 2025

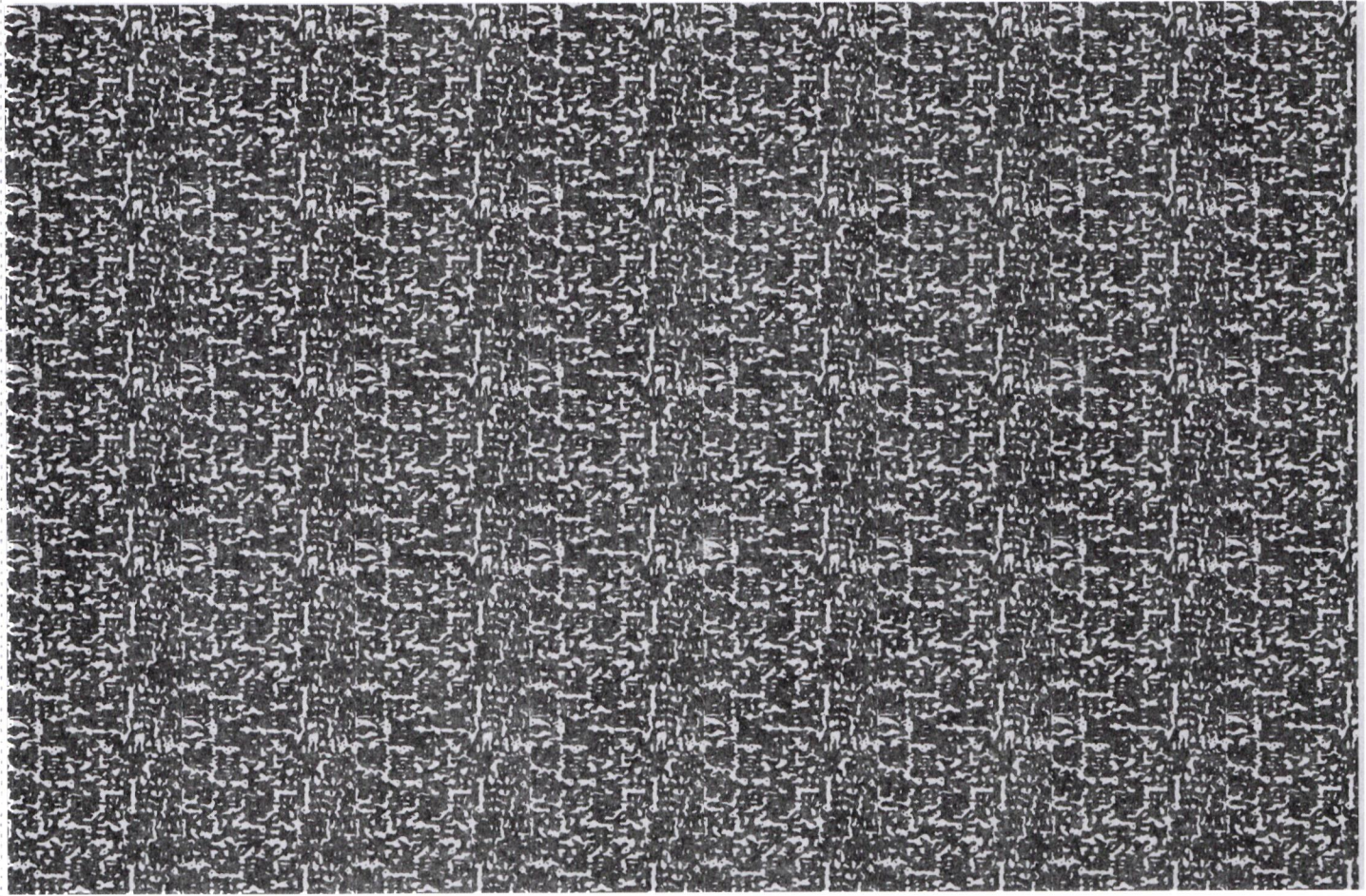
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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