

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



ITEM: 22.1
(ID # 29097)

MEETING DATE:

Tuesday, November 04, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component and Land Use Designation of one (1) parcel from Rural: Rural Residential (R- RR) to Community Development: Medium Density Residential (CD-MDR). 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 GPA240067 is initiated by the Board of Supervisors. – First Supervisorial District - Not a Project under CEQA – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – North Perris Zoning Area – Mead Valley Area Plan – Rural: Rural Residential (R-RR) – Location: North of Sharp Road, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Zoning: Rural Residential – APN: 345-020-003 – District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240067 (GPA240067)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240067 (GPA240067)** and requiring the applicant submit to the County the project within six (6) months.

ACTION:Policy



John Hildebrand, Planning Director 10/27/2025


Rania Odenbaugh, TLMA Director 10/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, 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. 240067 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: November 4, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The General Plan Amendment No. 240067 (GPA240067) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR), on one (1) parcel, totaling 10 gross acres.

The project site consists of one parcel, approximately 10 gross acres in size, located in the Mead Valley Area, located north of Sharp Road, south of Olive Avenue, west of Main Street.

As part of the procedures outlined in the General Plan and Ordinance No. 348, a Foundation Component General Plan Amendment (GPA) requires initiation by the Board of Supervisors on an eight-year cycle, with the current cycle occurring in 2024. Property owners or applicants seeking changes to a property's General Plan Foundation Component must submit proposals to the County of Riverside for consideration and possible initiation. Initiation of a Foundation Component GPA does not constitute approval of the amendment; rather, it authorizes the proposed project to proceed to the next step of the development review process. Any initiated Foundation Component GPA will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240067 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R-RR) to Community Development: Medium Density Residential (MDR). The density permitted in the R-RR designation is one dwelling unit per five acres and the proposed MDR designation permits two to five dwelling units per acre.

If the proposed GPA240067 is initiated, the applicant intends to apply for a tentative map to allow for a subdivision of the 10-acre site into several lots. The intended use will be for single family residences, as allowed in the Rural Residential (R-R) Zone.

The GPA and associated planning applications will proceed through the development review process. This process includes additional community outreach, public hearings and consideration by both the Planning Commission and the Board of Supervisors. As part of this review process, further evaluations will address compliance the proposed zoning classification development standard, neighborhood compatibility, and other applicable development criteria.

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

The proposed project will require final approval of the General Plan Amendment, Plot Plan, Zone Change, and environmental review pursuant to the California Environmental Quality Act (CEQA) by the Board of Supervisors.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The proposed Medium Density Residential (CD-MDR) land use designation is intended to allow for 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. 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 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.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240067 was held before the General Plan Advisory Committee on September 16, 2024. At that public hearing, staff presented the applicants request for the proposal, and the Committee opened the hearing for public comments. Two members of the public provided public testimony.

Of the public comments received, two were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited concerns about infrastructure and desire to see the area remain as a rural community.

The Committee discussed the project. After discussion, the committee closed the public hearing.

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

Support: 2nd and 3rd Districts

Against:

Neutral:

Not Present: 1st, 4th, and 5th Districts

Abstain:

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

Planning Commission Proceedings

A duly noticed public hearing to discuss Foundation Component GPA240067 was held before the Planning Commission on October 23, 2024. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments.

No one spoke in favor, neutral or in opposition of the proposed GPA.

The Commission discussed the project and expressed general support for initiation, allowing the proposal to proceed through the development review. The Commission requested that, if the project is initiated by the Board and returns for their review and recommendation, additional information be provided identifying new circumstances or conditions that establish the basis for the proposed General Plan Amendment, including how the project contributes to additional housing opportunities while maintaining a balance between housing and employment in the area.

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

Support: 2nd, 3rd, and 4th Districts

Against: N/A

Neutral: N/A

Not Present: 1st and 5th District

Abstain: N/A

Impact on Residents and Businesses

The initiation of the proposed Foundation Component GPA is under consideration by the Board of Supervisors; it is not the adoption of a General Plan Amendment itself. Initiation does not constitute project approval under the California Environmental Quality Act (CEQA), and therefore no direct impacts on residents or businesses will occur at this stage.

If the request for initiation is approved, the GPA and associated planning applications will proceed to the next steps of the development review process. At that stage, the project will undergo comprehensive review, including environmental analysis pursuant to CEQA. During this process, potential impacts on residents and businesses—including land use compatibility, traffic, air quality, and other environmental considerations—will be fully evaluated prior to any final action by the Board of Supervisors.

Additional Fiscal Information

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

ATTACHMENTS:

Attachment A – Vicinity Map

Attachment B – Existing Land Use

Attachment C – Existing Land Use Designation

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STATE OF CALIFORNIA

Attachment D – Existing Zoning Classification

Attachment E – Noticing Radius and Labels

Attachment F – Applicant's Exhibits

Attachment G – GPAC Hearing Package

Attachment H – PC Hearing Package



Jason Farin, Principal Policy Analyst

10/29/2025



Braden Holly, Deputy County Counsel

10/27/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

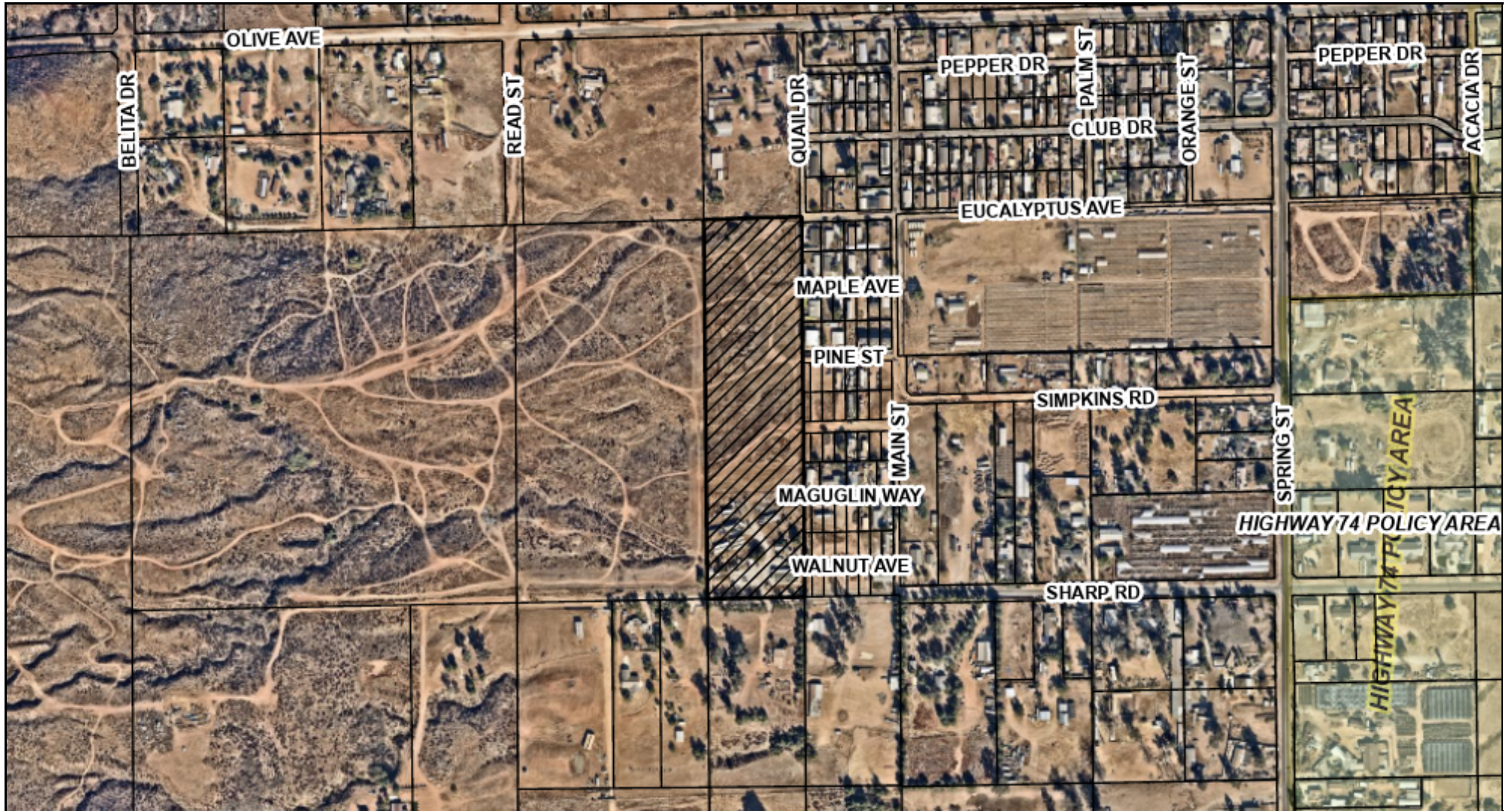
GPA240067

VICINITY/POLICY AREAS

Supervisor: JOSE MEDINA

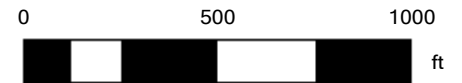
Date: 10-10-2025

District: 1



Zoning Area/District: GOOD HOPE

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240067

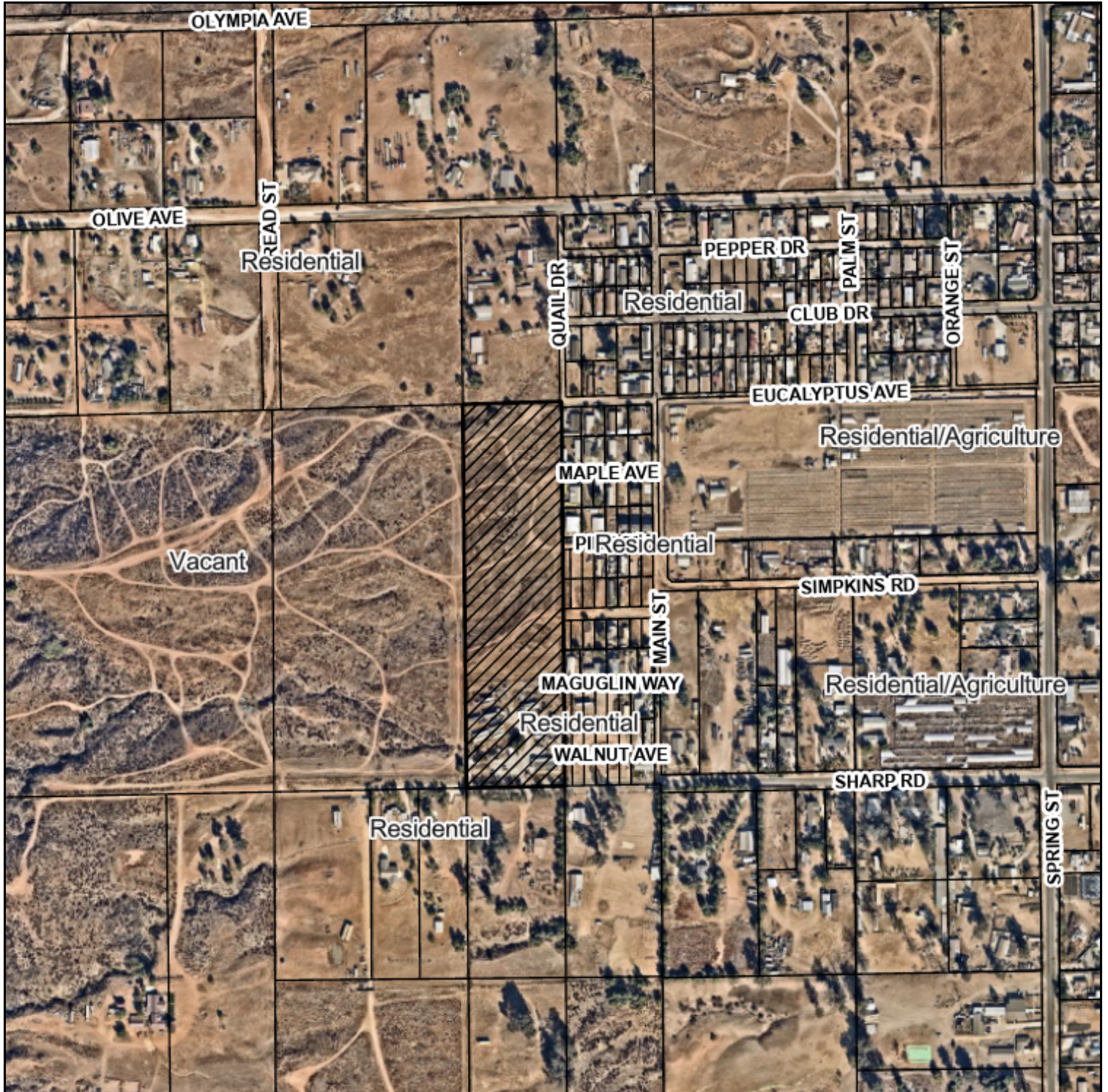
LAND USE

Supervisor: JOSE MEDINA

Date: 10-21-2025

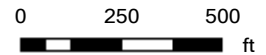
District: 1

Exhibit: 1



Zoning District: GOOD HOPE

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240067

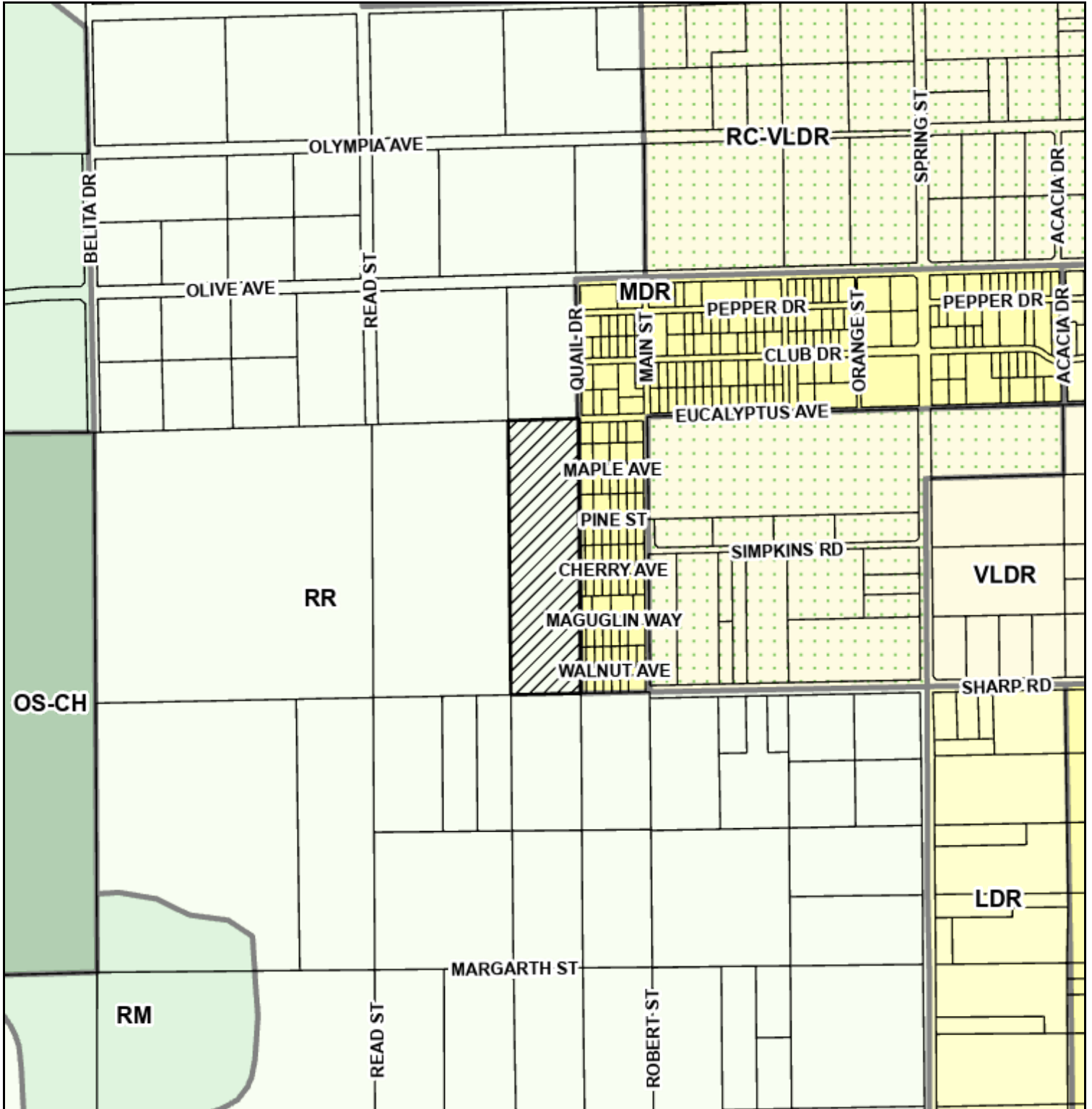
EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA

Date: 10-10-2025

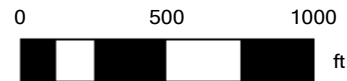
District: 1

Exhibit: 5



Zoning Area/District: GOOD HOPE

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240067

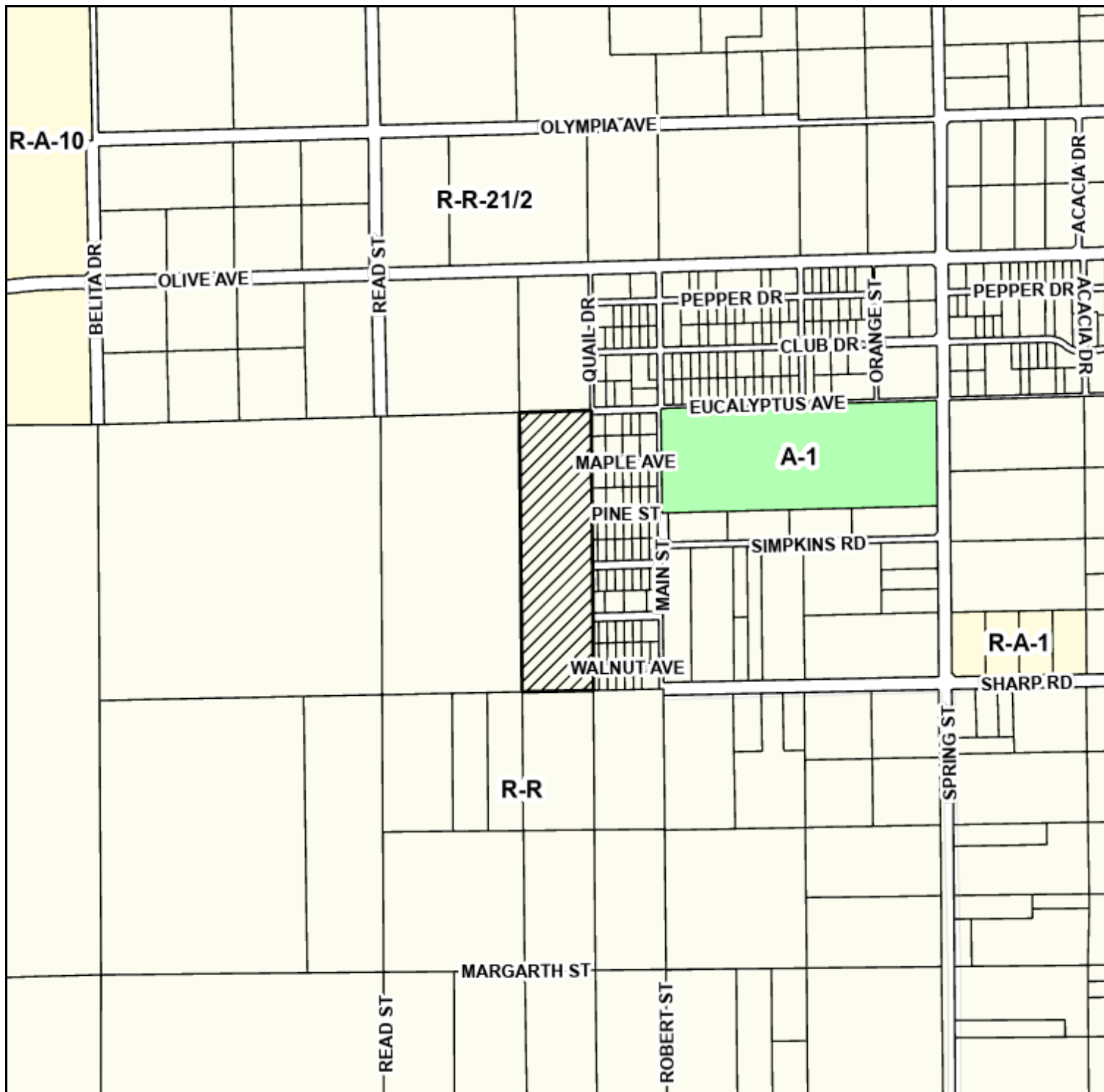
EXISTING ZONING

Supervisor: JOSE MEDINA

Date: 10-10-2025

District: 1

Exhibit: 2



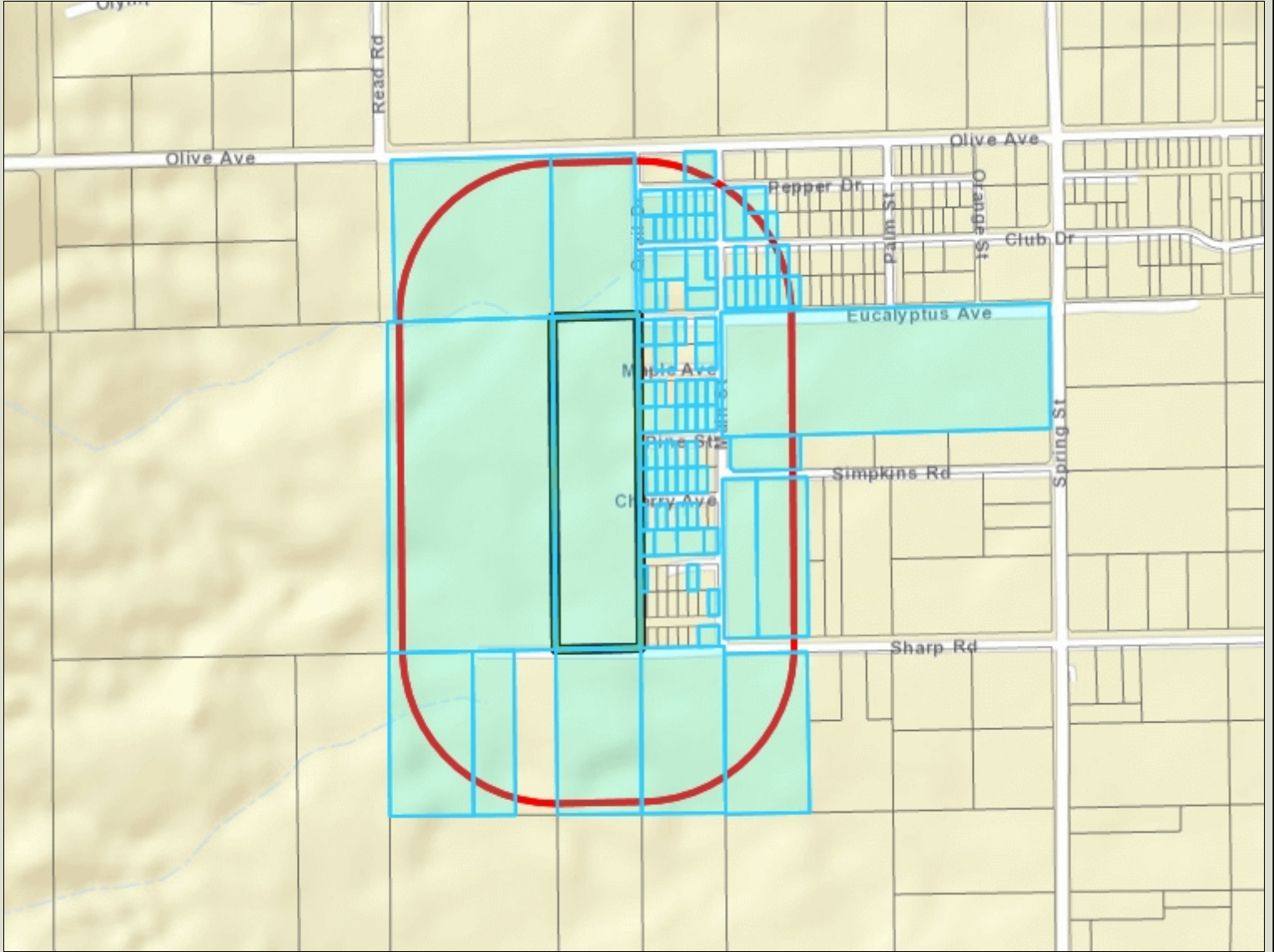
Zoning Area/District: GOOD HOPE

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>



GPA240067

Riverside County GIS Mailing Labels



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

Notes
600 FT Radius



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

343201001
CHANG TONY CHENGTSAI LIVING TRUST
DATED 02/13/2020
14644 WHISPERING RIDGE RD
SAN DIEGO CA 92131

343201002
YOLANDA GONZALEZ
21441 OLIVE AVE
PERRIS CA 92570

343202018
KARINA BARAJAS
21491 OLIVE AVE
PERRIS CA 92570

343203008
ANGEL R. RUVALCABA
21130 MARTIN ST
PERRIS CA 92570

343203009
ANTONIO LLAMAS
21446 CLUB DR
PERRIS CA 92570

343203010
RODRIGO PENALOZA
21450 CLUB DR
PERRIS CA 92570

343203011
J ALFONSO ROMERO
21460 CLUB DR
PERRIS CA 92570

343203012
AURELIO GUZMAN
5892 MAGNOLIA AVE
RIVERSIDE CA 92506

343203013
RAMON CISNEROS TORRES
21480 CLUB DR
PERRIS CA 92570

343203014
THERESA P. VELDAPENA
21490 CLUB DR
PERRIS CA 92570

343203017
JUAN MANUEL GUILLEN OROZCO
21473 PEPPER DR
PERRIS CA 92570

343203020
ANDRES LOPEZ GARCIA
21463 PEPPER DR
PERRIS CA 92570

343203021
21493 PEPPER DR
PERRIS CA 92570

343203022
MARIA ELENA TAFOLLA
21483 PEPPER DR
PERRIS CA 92570

343203023
CECILIO ROBERTO ARIAS PEREZ
21443 PEPPER DR
PERRIS CA 92570

343203024
FELIPE MARTINEZ
21453 PEPPER DR
PERRIS CA 92570

343204001
ANTONIO MORENO OCHOA
21505 EUCALYPLUS
PERRIS CA 92570

343204005
ALMA GONZALEZ DE LOPEZ
21435 CLUB DR
PERRIS CA 92570

343204006
WASEF REDA A FAMILY TRUST DATED
06/19/2023
1165 LAVENDAR WAY
CORONA CA 92882

343204007
CALEY FAMILY TRUST UDT 11/3/2006
PO BOX 897
PERRIS CA 92572

343204016
RIGOBERTO LUVIANO BRAVO
24991 MAIN ST
PERRIS CA 92570

343204017
SANTOS AREVALO ALFARO
21495 CLUB DR
PERRIS CA 92570

343204019
LARRY K. CALEY
P O BOX 897
PERRIS CA 92572

343252013
THOMAS E. MORALES
21548 CLUB DR
PERRIS CA 92570

343252024
ROLDOLFO AMADOR
21535 MOUNTAIN AVE
PERRIS CA 92570

343252026
GERARDO A. PEINADO
21522 CLUB DR
PERRIS CA 92570

343252027
PALOMA E. SERRANO
21523 PEPPER DR
PERRIS CA 92570

343253009
VAZQUEZ ENRIQUE & PATRICIA LIVING
TRUST
21545 CLUB DR
PERRIS CA 92570

343253010
ISIDRO CISNEROS
1953 HAVASU ST
PERRIS CA 92571

343253013
GUILLERMO SUAREZ GONZALEZ
21503 CLUB DR
PERRIS CA 92570

343253015
ANTONIO MORENO OCHOA
21505 EUCALYPTUS AVE
PERRIS CA 92570

343253016
AMY CABRAL
21510 EUCALYPTUS AVE
PERRIS CA 92570

343253017
JUAN RODRIGUEZ
21518 EUCALYPTUS AVE
PERRIS CA 92570

343253018
PEDRO PELAYO
21528 EUCALYPTUS AVE
PERRIS CA 92570

343253019
MONICA HERNANDEZ
16114 PALOMINO LN
MORENO VALLEY CA 92551

343253020
BERTHA ALICIA LAMAS
21260 TERRACE AVE
PERRIS CA 92570

343253021
MIGUEL ANGEL AMBRIZ
21554 EUCALYPTUS
PERRIS CA 92570

345020002
INLAND LAND PROP.
PO BOX 17358
ANAHEIM CA 92817

345020003
RODRIGO TORRES
21420 SHARP ST
PERRIS CA 92570

345020004
REYNA C. COBIAN
21455 SHARP RD
PERRIS CA 92570

345020005
DAN E. MCDONALD
21401 SHARP RD
PERRIS CA 92570

345020007
FROILAN SANCHEZ
2525 SANTA ANA BLVD S
LOS ANGELES CA 90059

345020024
JULIO ENRIQUE CASTRO
21358 SHARP RD
PERRIS CA 92570

345031005
HECTOR RICARDO CERNA
21439 EUCALYPTUS AVE
PERRIS CA 92570

345031017
SALVADOR HERNANDEZ CASTANEDA
255 COCHISE
PERRIS CA 92570

345031018
ROBERTO GUTIERREZ DELATORRE
16670 CATALONIA DR
RIVERSIDE CA 92504

345031020
VIDAL MARROQUIN
21498 MAPLE AVE
PERRIS CA 92570

345031022
JOSE LOPEZ ZAVALA
21427 EUCALYPTUS AVE
PERRIS CA 92570

345031023
TANIA B AVALOS SEGURA
21415 EUCALYPTUS AVE
PERRIS CA 92570

345032003
BOBBY DALE HOLQUIN
21441 MAPLE AVE
PERRIS CA 92570

345032005
ANTONIO MORENO OCHOA
21441 MAPPLE AVE
PERRIS CA 92570

345032006
JOSE ROBERTO RAMIREZ
21473 MAPLE AVE
PERRIS CA 92570

345032007
LESLIE LOPEZ
21919 BURCH ST
PERRIS CA 92570

345032008
KIMBERLY LIZARRAGA
21499 MAPLE AVE
PERRIS CA 92570

345032009
ALFREDO ZAMBRANO
21500 PINE ST
PERRIS CA 92570

345032010
WUILFREDO LIZARRAGA
20085 GASTON RD
PERRIS CA 92570

345032011
ALCANTAR CONSTRUCTION GROUP
21457 ELMWOOD ST
PERRIS CA 92570

345032012
ALEJANDRA AGUILAR
2213 MURRIETA RD
PERRIS CA 92571

345032017
ISRAEL DE JESUS CRUZ
21421 MAPLE AVE
PERRIS CA 92570

345032018
GABRIEL MELENA
21446 PINE ST
PERRIS CA 92570

345032019
GABRIEL MELENA
21424 PINE ST
PERRIS CA 92570

345033001
ARTHUR P. TOWNSEND
6701 BRADLEY BLVD
BETHESDA MD 20817

345033002
MARINA GOMEZ
2060 NEWPORT BLV SP 52
COSTA MESA CA 91627

345033003
JORGE L. PATINO
608 KNOWELL PL
COSTA MESA CA 92627

345033004
SOCORRO FLORES CABRERA
21445 PINE ST
PERRIS CA 92570

345033006
OSCAR SOLORIO
21469 PINE AVE
PERRIS CA 92570

345033010
BALDEMAR GOMEZ MANRIQUEZ
2060 NEWPORT BLVD UNIT 38
COSTA MESA CA 92627

345033011
ALESSANDRA PALOMA TENORIO
CABALLERO
1358 TURQUOISE
CORONA CA 92882

345033012
ISRAEL PEREGRINA LOPEZ
21464 CHERRY AVE
PERRIS CA 92570

345033013
ESTEBAN GUTIERREZ MARTIN
1358 TURQUOISE DR
CORONA CA 92882

345033014
ALFREDO CASTELLON
316 L ST
SPARKS NV 89431

345033015
AGUSTIN SESMAS SESMAS
655 DARRELL ST
COSTA MESA CA 92627

345034001
XIAODONG GU
116 E LIVE OAK AVE
ARCADIA CA 91006

345034003
JOSE NOGALES
27052 WARDELL LN
MENIFEE CA 92584

345034005
DEVIN LABORICO
21463 CHERRY AVE
PERRIS CA 92570

345034006
WAYNE E. ROGALLA
1403 CHALET AVE
ANAHEIM CA 92802

345034021
MICHAEL E. GAGNON
P O BOX 271
WILDOMAR CA 92595

345034022
JOSE MARIA VALENCIA
21460 MAGUGLIN WAY
PERRIS CA 92570

345034023
GABRIEL VELASQUEZ
1469 PALERMO DR
PERRIS CA 92571

345034024
JULIAN MARIN
21490 MAGUGLIN WAY
PERRIS CA 92570

345035001
GINA LEE
263 STARLIGHT CREST DR
LA CANADA CA 91011

345035006
PABLO MARIN
21495 MAGUGLIN WAY
PERRIS CA 92570

345035009
YAZMIN ROSENDO GRANADOS
25219 AVENIDA VALENCIA
HOMELAND CA 92548

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IAN ANTHONY DYSON ERICKSON
21478 SHARP RD
PERRIS CA 92570

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FLORENCIO SOTO
21261 STEELE PEAK DR
PERRIS CA 92570

345040010
JAVIER PUGA
21502 SHARP RD
PERRIS CA 92570

345040011
ACCU CONST INC
2098 S GRAND AVE STE A
SANTA ANA CA 92705

345040040
RIVAS LOURDES TRUST DTD 9/17/2019
12692 TWINTREE LN
GARDEN GROVE CA 92840

345050001
OLGA SERRATO
P O BOX 6243
CORONA CA 92878

RODRIGO TORRES
21420 SHARP RD
PERRIS CA 92571



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 345-020-003

I, Rosemary Montoya certify that on 08.23.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Rosemary Montoya

SIGNATURE: _____

TITLE: Assistant Planner

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

PHONE: 951-955-9549

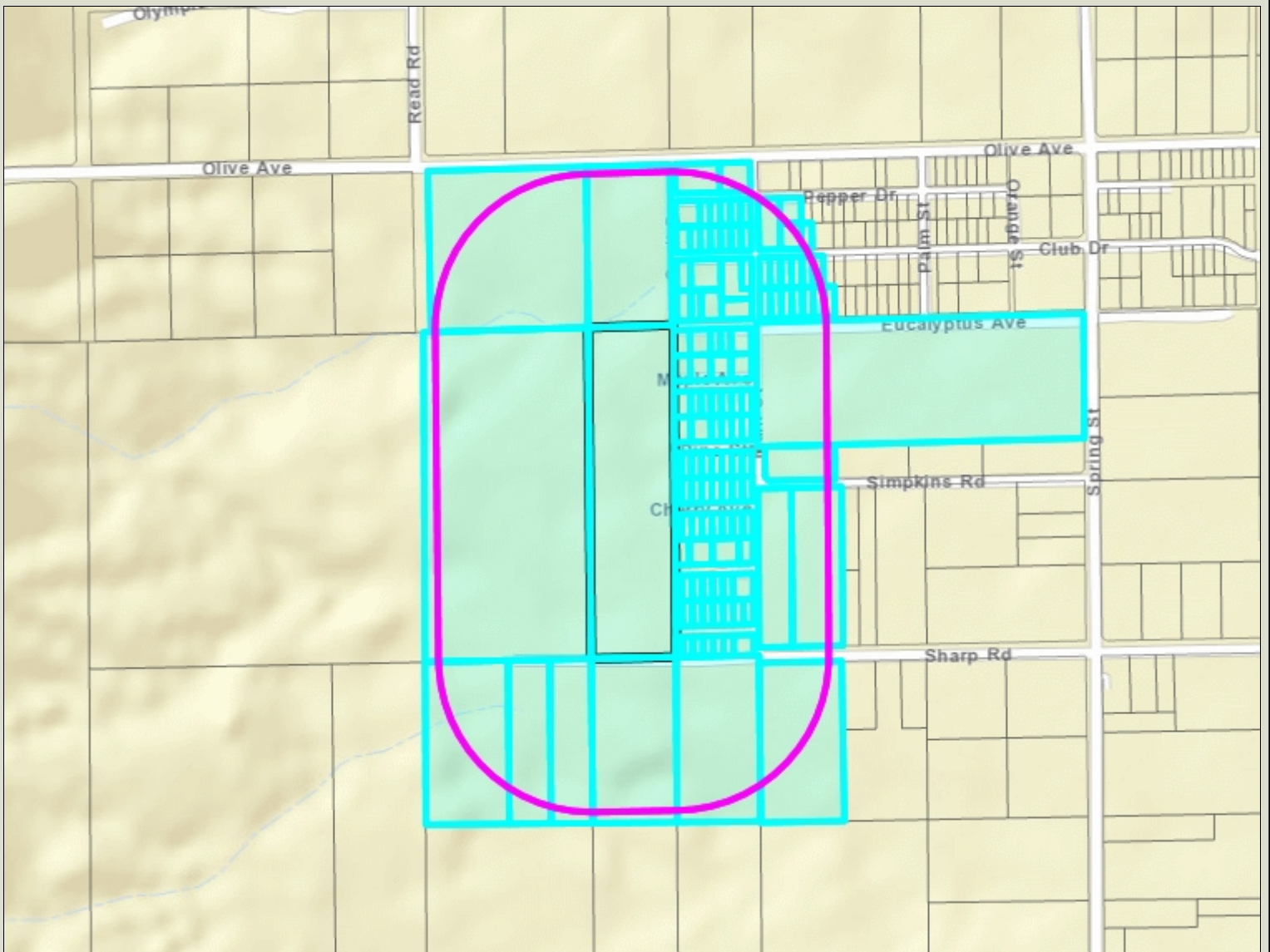
EMAIL: romontoya@rivco.org

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

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

Riverside County GIS Mailing Labels

GPA240067



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

600' Radius



0 752 1,505 Feet

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REPORT PRINTED ON... 8/23/2024 3:30:36 PM

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343201001
CHANG TONY CHENGTSAI LIVING
TRUST DATED 02/13/2020
14644 WHISPERING RIDGE RD
SAN DIEGO CA 92131

343201002
YOLANDA GONZALEZ
21441 OLIVE AVE
PERRIS CA 92570

343202018
KARINA BARAJAS
21491 OLIVE AVE
PERRIS CA 92570

343203008
ANGEL R. RUVALCABA
21130 MARTIN ST
PERRIS CA 92570

343203009
ANTONIO LLAMAS
21446 CLUB DR
PERRIS CA 92570

343203010
RODRIGO PENALOZA
21450 CLUB DR
PERRIS CA 92570

343203011
J ALFONSO ROMERO
21460 CLUB DR
PERRIS CA 92570

343203012
AURELIO GUZMAN
5892 MAGNOLIA AVE
RIVERSIDE CA 92506

343203013
RAMON CISNEROS TORRES
21480 CLUB DR
PERRIS CA 92570

343203014
THERESA P. VELDAPENA
21490 CLUB DR
PERRIS CA 92570

343203017
HUMBERTO CERVANTES
21473 PEPPER DR
PERRIS CA 92570

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21260 TERRACE AVE
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343253021
MIGUEL ANGEL AMBRIZ
21554 EUCALYPTUS
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345020002
INLAND LAND PROP.
PO BOX 17358
ANAHEIM CA 92817

345020003
RODRIGO TORRES
21420 SHARP ST
PERRIS CA 92570

345020004
REYNA C. COBIAN
21455 SHARP RD
PERRIS CA 92570

345020005
DAN E. MCDONALD
21401 SHARP RD
PERRIS CA 92570

345020007
SLOAN 63 INV
27636 YNEZ RD UNIT L7 # 314
TEMECULA CA 92591

345020024
JULIO ENRIQUE CASTRO
21358 SHARP RD
PERRIS CA 92570

345031005
HECTOR RICARDO CERNA
21439 EUCALYPTUS AVE
PERRIS CA 92570

345031006
JESUS LOZANO MAGANA
P O BOX 262
PERRIS CA 92572

345031017
SALVADOR HERNANDEZ CASTANEDA
255 COCHISE
PERRIS CA 92570

345031018
ROBERTO GUTIERREZ DELATORRE
16670 CATALONIA DR
RIVERSIDE CA 92504

345031020
VIDAL MARROQUIN
21498 MAPLE AVE
PERRIS CA 92570

345031022
JOSE LOPEZ ZAVALA
21427 EUCALYPTUS AVE
PERRIS CA 92570

345031023
TANIA B AVALOS SEGURA
21415 EUCALYPTUS AVE
PERRIS CA 92570

345032003
BOBBY DALE HOLQUIN
21441 MAPLE AVE
PERRIS CA 92570

345032005
ANTONIO MORENO OCHOA
21441 MAPPLE AVE
PERRIS CA 92570

345032006
ALEJANDRO ALCANTAR
20713 CLARK ST
PERRIS CA 92570

345032007
LESLIE LOPEZ
21919 BURCH ST
PERRIS CA 92570

345032009
ALCANTAR CONST GROUP INC
21457 ELMWOOD ST
PERRIS CA 92570

345032010
WUILFREDO LIZARRAGA
20085 GASTON RD
PERRIS CA 92570

345032011
ALCANTAR CONSTRUCTION GROUP
21457 ELMWOOD ST
PERRIS CA 92570

345032012
ALEJANDRA AGUILAR
2213 MURRIETA RD
PERRIS CA 92571

345032017
ISRAEL DE JESUS CRUZ
21421 MAPLE AVE
PERRIS CA 92570

345032018
GABRIEL MELENA
21446 PINE ST
PERRIS CA 92570

345032019
GABRIEL MELENA
21424 PINE ST
PERRIS CA 92570

345033001
ARTHUR P. TOWNSEND
6701 BRADLEY BLVD
BETHESDA MD 20817

345033002
MARINA GOMEZ
2060 NEWPORT BLV SP 52
COSTA MESA CA 91627

345033003
JORGE L. PATINO
608 KNOWELL PL
COSTA MESA CA 92627

345033004
SOCORRO FLORES CABRERA
21445 PINE ST
PERRIS CA 92570

345033006
OSCAR SOLORIO
21469 PINE AVE
PERRIS CA 92570

345033010
BALDEMAR GOMEZ MANRIQUEZ
2060 NEWPORT BLVD UNIT 38
COSTA MESA CA 92627

345033011
ALESSANDRA PALOMA TENORIO
CABALLERO
1358 TURQUOISE
CORONA CA 92882

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ISRAEL PEREGRINA LOPEZ
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345033013
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345033014
ALFREDO CASTELLON
312 W FIRST ST
SANTA ANA CA 92701

345033015
AGUSTIN SESMAS SESMAS
655 DARRELL ST
COSTA MESA CA 92627

345034001
XIAODONG GU
116 E LIVE OAK AVE
ARCADIA CA 91006

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JOSE NOGALES
27052 WARDELL LN
MENIFEE CA 92584

345034005
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21463 CHERRY AVE
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345034022
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21460 MAGUGLIN WAY
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1469 PALERMO DR
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345034024
JULIAN MARIN
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GINA LEE
263 STARLIGHT CREST DR
LA CANADA CA 91011

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YAZMIN ROSENDO GRANADOS
25219 AVENIDA VALENCIA
HOMELAND CA 92548

345036009
IAN ANTHONY DYSON ERICKSON
21478 SHARP RD
PERRIS CA 92570

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FLORENCIO SOTO
21261 STEELE PEAK DR
PERRIS CA 92570

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JAVIER PUGA
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PERRIS CA 92570

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ACCU CONST INC
2098 S GRAND AVE STE A
SANTA ANA CA 92705

345040040
RIVAS LOURDES TRUST DTD 9/17/2019
12692 TWINTREE LN
GARDEN GROVE CA 92840

345050001
OLGA SERRATO
P O BOX 6243
CORONA CA 92878



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – September 16, 2024
COUNTY ADMINISTRATIVE CENTER
Board Chambers 1st Floor
4080 LEMON STREET, RIVERSIDE, CA 92501

- I. AGENDA ITEM 3.8**
INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component –
Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential).
- II. PROJECT DESCRIPTION:**
The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). 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 GPA240067 is initiated by the Board of Supervisors. – APN: 345-020-003.
- III. MEETING SUMMARY:**
Alma Rosa Zuniga Flores presented the subject proposal:
- IV. PUBLIC COMMENTS:**
Support: No speakers in support.
Oppose: One speaker in opposition, another speaker card submitted but member of the public was no longer present. Concerns: no objection as long as there are no more than 5 units per acre. Area does not have infrastructure to accommodate high traffic. No sidewalks or streetlights, want to keep it a rural community as there are still various farms with livestock and good neighbors.
- V. GENERAL PLAN ADVISORY COMMITTEE ACTIONS:**
General Plan Advisory Committee voted as follows:
- District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Absent
District 5 – Absent



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.8

(ID # 25846)

MEETING DATE:

Monday, September 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). 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 GPA240067 is initiated by the Board of Supervisors. – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or twheeler@rivco.org.

PROPOSED PROJECT

| | |
|-------------------------|------------------|
| Case Number(s): | GPA240067 |
| Environmental Type: | Exemption |
| Area Plan No. | Mead Valley |
| Zoning Area/District: | Good Hope Area |
| Supervisorial District: | First District |
| Project Planner: | Rosemary Montoya |
| Project APN(s): | 345-020-003 |
| Continued From: | |



John Hildebrand, Planning Director 9/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240067 (GPA240067) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR), on one (1) parcel, totaling 10 gross acres.

The parcel is located north of Margarth Avenue, south of Olive Avenue, west of Main Street.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240067 (GPA240067).

| PROJECT DATA | |
|---|----------------------------------|
| Land Use and Zoning: | |
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| Existing General Plan Foundation Component: | Rural (R) |
| Proposed General Plan Foundation Component: | Community Development (CD) |
| Existing General Plan Land Use Designation: | Rural Residential (RR) |
| Proposed General Plan Land Use Designation: | Medium Density Residential (MDR) |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Rural Residential (RR) |
| East: | Medium Density Residential (MDR) |
| South: | Rural Residential (RR) |
| West: | Rural Residential (RR) |
| Existing Zoning Classification: | R-R (Rural- Residential) |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | R-R (Rural- Residential) |
| East: | R-R (Rural- Residential) |
| South: | R-R (Rural- Residential) |
| West: | R-R (Rural- Residential) |
| Existing Use: | Single-family Dwelling |
| Surrounding Uses | |
| North: | Single-family Dwelling |

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

| | | |
|--|--------|------------------------|
| | East: | Single-family Dwelling |
| | South: | Single-family Dwelling |
| | West: | Vacant |

Located Within:

| | |
|--|------------------------------|
| City's Sphere of Influence: | Yes – City of Perris |
| Community Service Area (“CSA”): | Yes – 152 |
| Special Flood Hazard Zone: | Yes – In or partially within |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Low |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | No |
| Fire Zone: | Yes – Very High |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| 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 | Yes – Good Hope/Meadowbrook |

| |
|-----------------------------|
| PROJECT LOCATION MAP |
|-----------------------------|

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

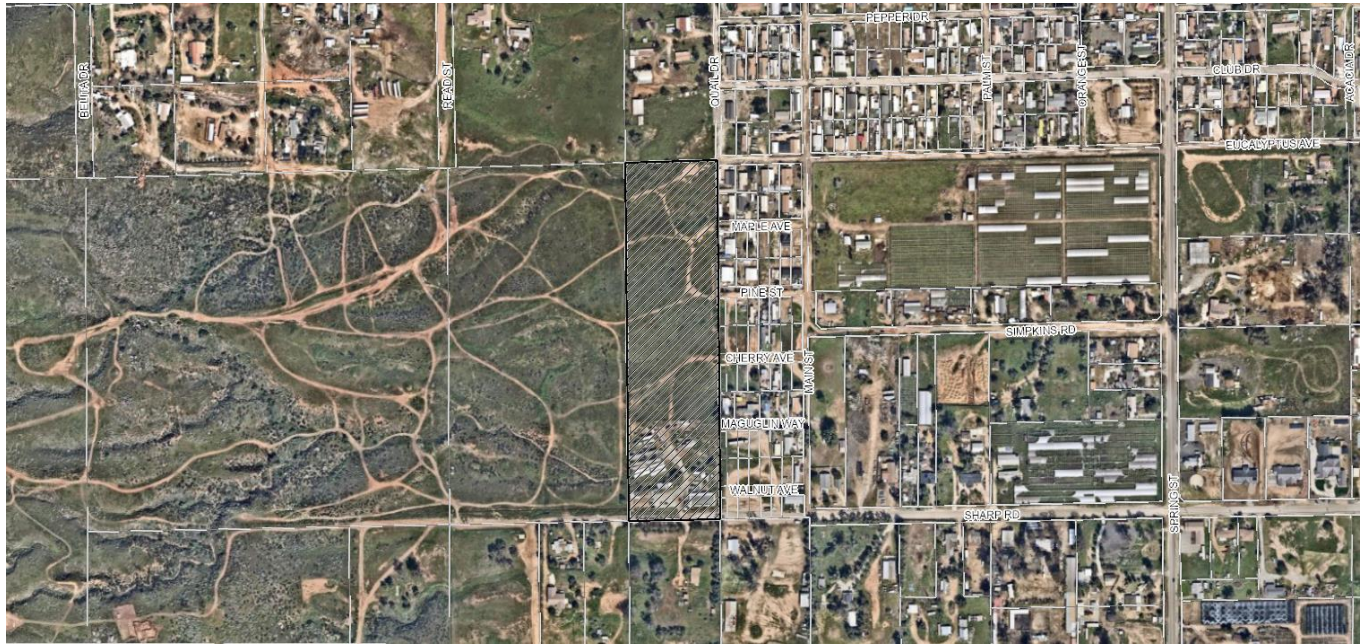


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project 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.

Applicant Proposal

FC-GPA240067 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).

If the initiation for GPA240067 is approved, the applicant intends to apply for a tentative map to allow for a subdivision of the 10-acre site into several lots. The intended use will be for single family residences, as allowed in the R-R (Rural Residential) zone.

Proposed Future Land Use

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

The proposed Medium Density Residential (MDR) land use designation is intended to allow for 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. 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 600 feet of the project site for the General Plan Advisory Committee hearing.

Attachments:

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

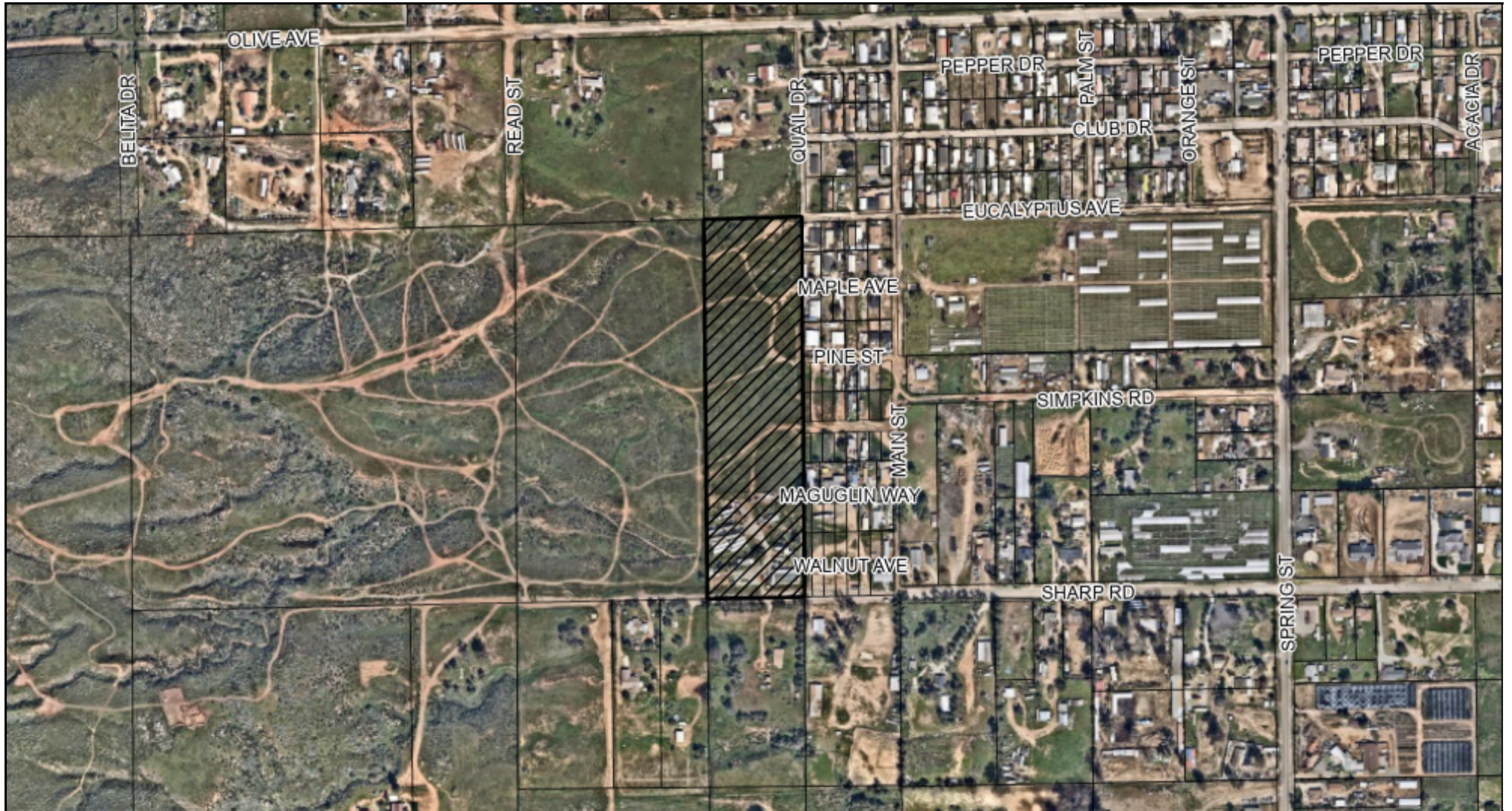
GPA240067

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

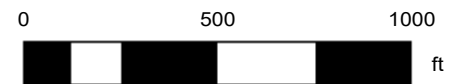
Date: 8-16-2024

District: 1



Zoning Area/District: GOOD HOPE

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240067

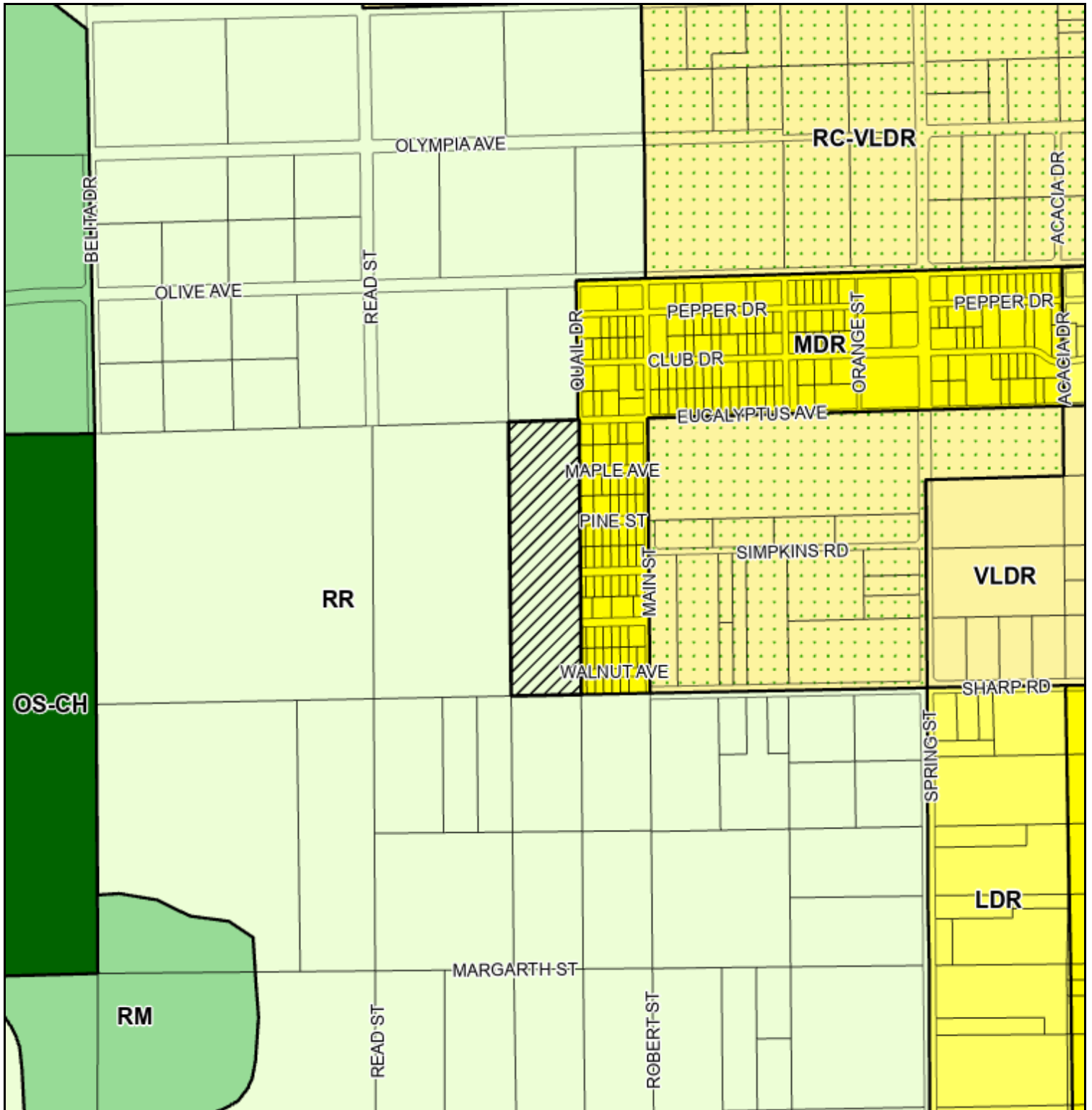
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

Date: 8-16-2024

District: 1

Exhibit: 5



Zoning Area/District: GOOD HOPE

Author:



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GPA240067

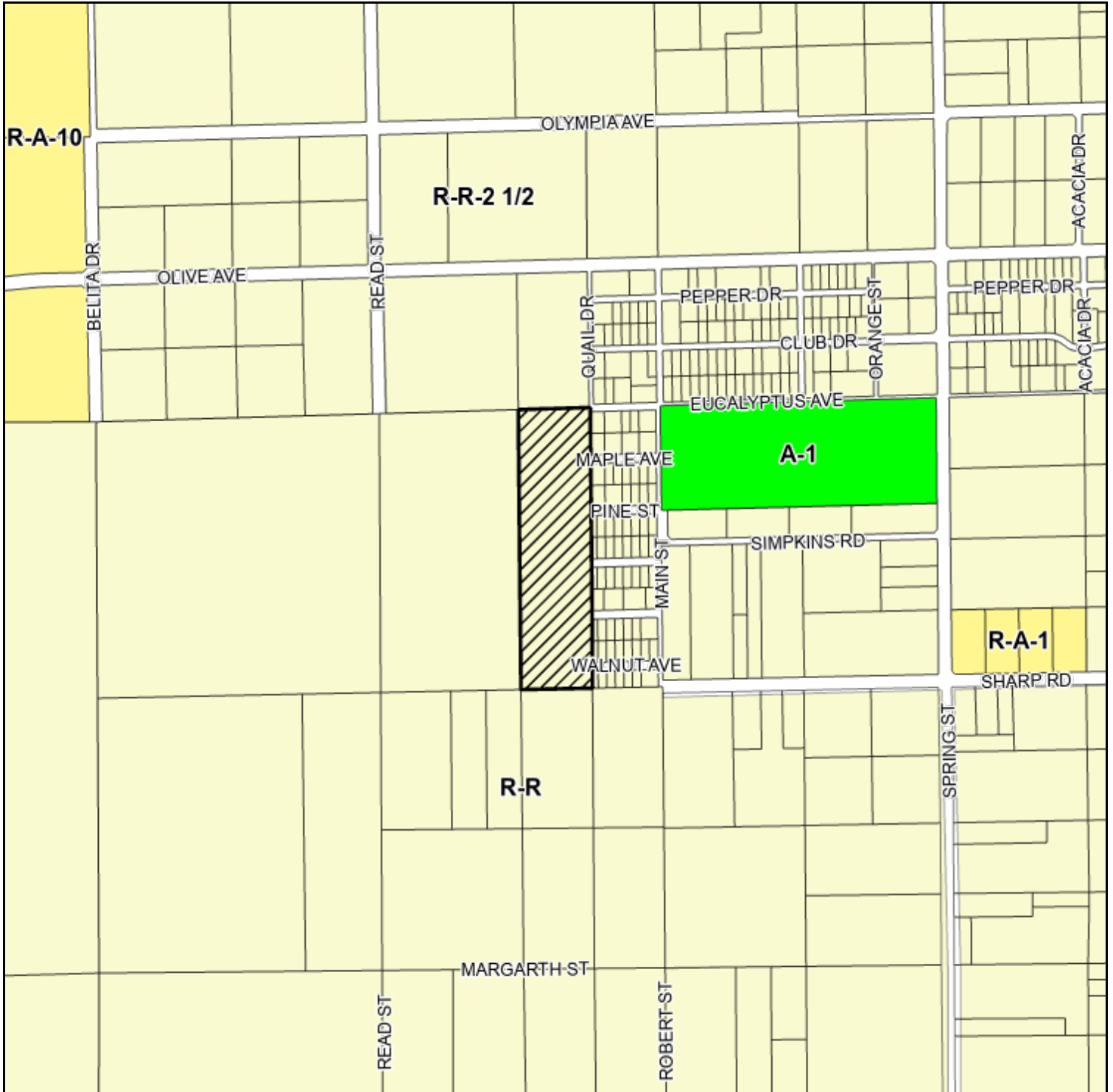
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

Date: 8-16-2024

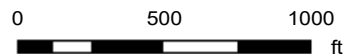
District: 1

Exhibit: 2



Zoning Area/District: GOOD HOPE

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RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 345-020-003

I, Rosemary Montoya certify that on 08.23.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Rosemary Montoya

SIGNATURE: _____

TITLE: Assistant Planner

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

PHONE: 951-955-9549

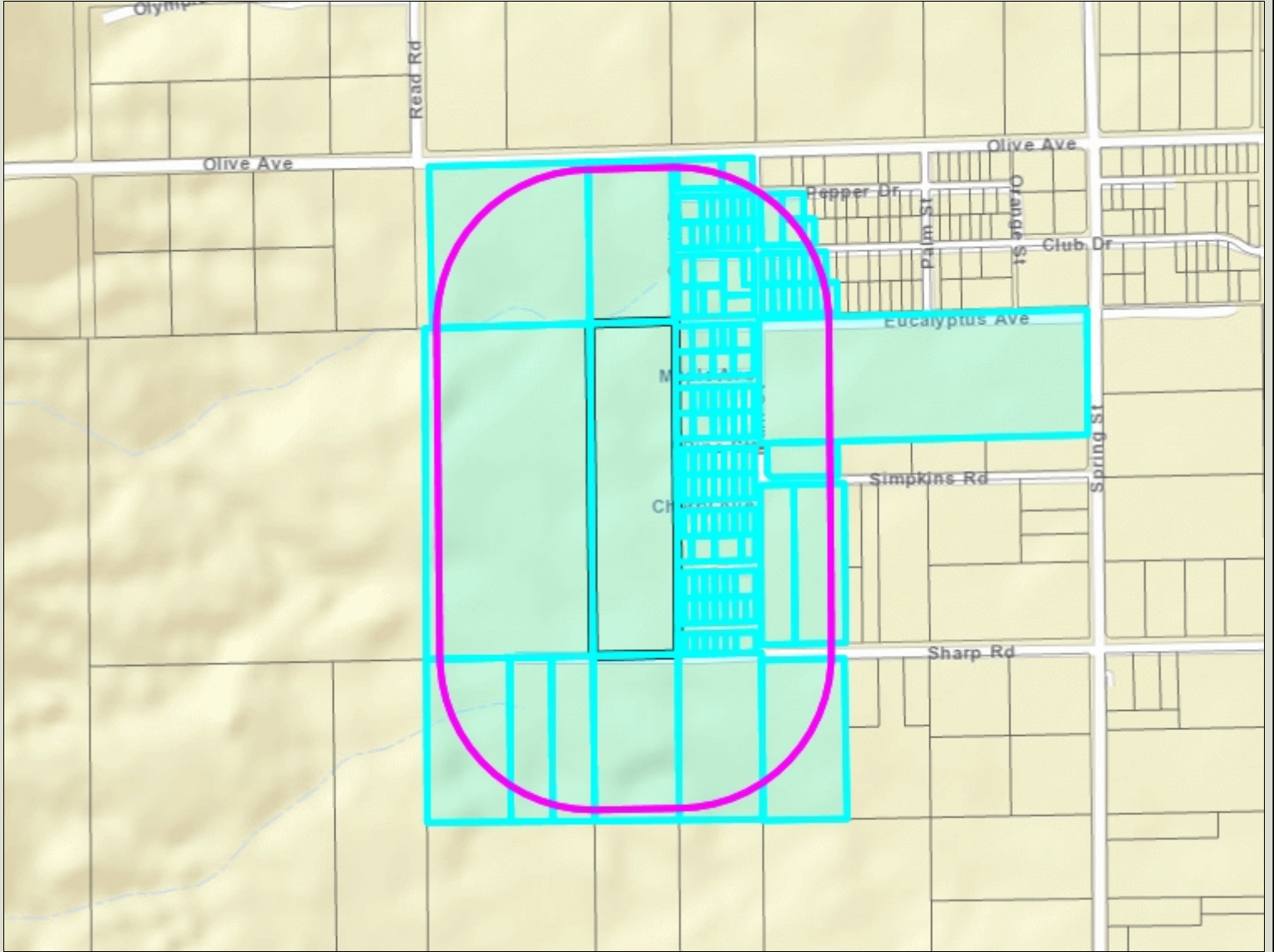
EMAIL: romontoya@rivco.org

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

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

Riverside County GIS Mailing Labels

GPA240067



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

Notes
600' Radius



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

343201001
CHANG TONY CHENGTSAI LIVING
TRUST DATED 02/13/2020
14644 WHISPERING RIDGE RD
SAN DIEGO CA 92131

343201002
YOLANDA GONZALEZ
21441 OLIVE AVE
PERRIS CA 92570

343202018
KARINA BARAJAS
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J ALFONSO ROMERO
21460 CLUB DR
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343203012
AURELIO GUZMAN
5892 MAGNOLIA AVE
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RODRIGO TORRES
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345020005
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345020007
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27636 YNEZ RD UNIT L7 # 314
TEMECULA CA 92591

345020024
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21358 SHARP RD
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345031005
HECTOR RICARDO CERNA
21439 EUCALYPTUS AVE
PERRIS CA 92570

345031006
JESUS LOZANO MAGANA
P O BOX 262
PERRIS CA 92572

345031017
SALVADOR HERNANDEZ CASTANEDA
255 COCHISE
PERRIS CA 92570

345031018
ROBERTO GUTIERREZ DELATORRE
16670 CATALONIA DR
RIVERSIDE CA 92504

345031020
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PERRIS CA 92570

345031022
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21427 EUCALYPTUS AVE
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345031023
TANIA B AVALOS SEGURA
21415 EUCALYPTUS AVE
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345032003
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21441 MAPLE AVE
PERRIS CA 92570

345032005
ANTONIO MORENO OCHOA
21441 MAPPLE AVE
PERRIS CA 92570

345032006
ALEJANDRO ALCANTAR
20713 CLARK ST
PERRIS CA 92570

345032007
LESLIE LOPEZ
21919 BURCH ST
PERRIS CA 92570

345032009
ALCANTAR CONST GROUP INC
21457 ELMWOOD ST
PERRIS CA 92570

345032010
WUILFREDO LIZARRAGA
20085 GASTON RD
PERRIS CA 92570

345032011
ALCANTAR CONSTRUCTION GROUP
21457 ELMWOOD ST
PERRIS CA 92570

345032012
ALEJANDRA AGUILAR
2213 MURRIETA RD
PERRIS CA 92571

345032017
ISRAEL DE JESUS CRUZ
21421 MAPLE AVE
PERRIS CA 92570

345032018
GABRIEL MELENA
21446 PINE ST
PERRIS CA 92570

345032019
GABRIEL MELENA
21424 PINE ST
PERRIS CA 92570

345033001
ARTHUR P. TOWNSEND
6701 BRADLEY BLVD
BETHESDA MD 20817

345033002
MARINA GOMEZ
2060 NEWPORT BLV SP 52
COSTA MESA CA 91627

345033003
JORGE L. PATINO
608 KNOWELL PL
COSTA MESA CA 92627

345033004
SOCORRO FLORES CABRERA
21445 PINE ST
PERRIS CA 92570

345033006
OSCAR SOLORIO
21469 PINE AVE
PERRIS CA 92570

345033010
BALDEMAR GOMEZ MANRIQUEZ
2060 NEWPORT BLVD UNIT 38
COSTA MESA CA 92627

345033011
ALESSANDRA PALOMA TENORIO
CABALLERO
1358 TURQUOISE
CORONA CA 92882

345033012
ISRAEL PEREGRINA LOPEZ
21464 CHERRY AVE
PERRIS CA 92570

345033013
ESTEBAN GUTIERREZ MARTIN
1358 TURQUOISE DR
CORONA CA 92882

345033014
ALFREDO CASTELLON
312 W FIRST ST
SANTA ANA CA 92701

345033015
AGUSTIN SESMAS SESMAS
655 DARRELL ST
COSTA MESA CA 92627

345034001
XIAODONG GU
116 E LIVE OAK AVE
ARCADIA CA 91006

345034003
JOSE NOGALES
27052 WARDELL LN
MENIFEE CA 92584

345034005
SILVESTRE SALAZAR PEREZ
21463 CHERRY AVE
PERRIS CA 92570

345034006
WAYNE E. ROGALLA
1403 CHALET AVE
ANAHEIM CA 92802

345034021
MICHAEL E. GAGNON
P O BOX 271
WILDOMAR CA 92595

345034022
JOSE MARIA VALENCIA
21460 MAGUGLIN WAY
PERRIS CA 92570

345034023
GABRIEL VELASQUEZ
1469 PALERMO DR
PERRIS CA 92571

345034024
JULIAN MARIN
21490 MAGUGLIN WAY
PERRIS CA 92570

345035001
GINA LEE
263 STARLIGHT CREST DR
LA CANADA CA 91011

345035006
PABLO MARIN
21495 MAGUGLIN WAY
PERRIS CA 92570

345035009
YAZMIN ROSENDO GRANADOS
25219 AVENIDA VALENCIA
HOMELAND CA 92548

345036009
IAN ANTHONY DYSON ERICKSON
21478 SHARP RD
PERRIS CA 92570

345040001
FLORENCIO SOTO
21261 STEELE PEAK DR
PERRIS CA 92570

345040010
JAVIER PUGA
21502 SHARP RD
PERRIS CA 92570

345040011
ACCU CONST INC
2098 S GRAND AVE STE A
SANTA ANA CA 92705

345040040
RIVAS LOURDES TRUST DTD 9/17/2019
12692 TWINTREE LN
GARDEN GROVE CA 92840

345050001
OLGA SERRATO
P O BOX 6243
CORONA CA 92878

Camacho, Maria

From: Wheeler, Timothy
Sent: Monday, September 16, 2024 8:24 AM
To: Camacho, Maria
Cc: Hildebrand, John; Moore, Sarah; Marshalian, Richard
Subject: FW: Good Morning (FCGPA for DH & PC)

FYI...

Kind Regards,

Tim Wheeler
Principal Planner
County of Riverside
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? [Click the link to tell us](#)

From: Michael Ruan <mkruan03@icloud.com>
Sent: Saturday, September 14, 2024 7:56 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Good Morning

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing you in regards to to rezoning mead valley I think it's a huge mistake and should be shot down with all the traffic, air pollution and crazy drivers just makes the area unsafe/ unhealthy for our children .

Thank you
Michael Ruan



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 23, 2024
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
1st Floor Board Chambers

I. AGENDA ITEM 4.2

INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component –
Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential).

II. PROJECT DESCRIPTION:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). 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 GPA240067 is initiated by the Board of Supervisors – APN: 345-020-003.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Richard Marshalian (951) 955-9294

No one spoke in favor, neutral or opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Hearing: Closed

The Planning Commission recommendations were as follows:

District 1 – Absent
District 2 – Support
District 3 – Support
District 4 – Support
District 5 – Absent

The Planning Commission took the following action:

RECOMMEND That General Plan Amendment No. 240067 move forward to the Board of Supervisors.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.2
(ID # 26294)
MEETING DATE:
Wednesday, October 23, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of Margarth Avenue, south of Olive Avenue, and west of Main Street – 10 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR). 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 GPA240067 is initiated by the Board of Supervisors – APN: 345-020-003– Project Planner: Tim Wheeler at (951) 955-6060 or wheeler@rivco.org.

PROPOSED PROJECT

| | |
|-------------------------|--------------------|
| Case Number(s): | GPA240067 |
| Environmental Type: | Exemption |
| Area Plan No. | Mead Valley |
| Zoning Area/District: | Good Hope Area |
| Supervisorial District: | First District |
| Project Planner: | Richard Marshalian |
| Project APN(s): | 345-020-003 |
| Continued From: | |

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240067 (GPA240067) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR), on one (1) parcel, totaling 10 gross acres.

The parcel is located north of Margarth Avenue, south of Olive Avenue, west of Main Street.

PROJECT RECOMMENDATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240067 (GPA240067).

| PROJECT DATA | |
|---|----------------------------------|
| Land Use and Zoning: | |
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| | |
| Existing General Plan Foundation Component: | Rural (R) |
| Proposed General Plan Foundation Component: | Community Development (CD) |
| Existing General Plan Land Use Designation: | Rural Residential (RR) |
| Proposed General Plan Land Use Designation: | Medium Density Residential (MDR) |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Rural Residential (RR) |
| East: | Medium Density Residential (MDR) |
| South: | Rural Residential (RR) |
| West: | Rural Residential (RR) |
| | |
| Existing Zoning Classification: | R-R (Rural- Residential) |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | R-R (Rural- Residential) |
| East: | R-R (Rural- Residential) |
| South: | R-R (Rural- Residential) |
| West: | R-R (Rural- Residential) |
| | |
| Existing Use: | Single-family Dwelling |

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

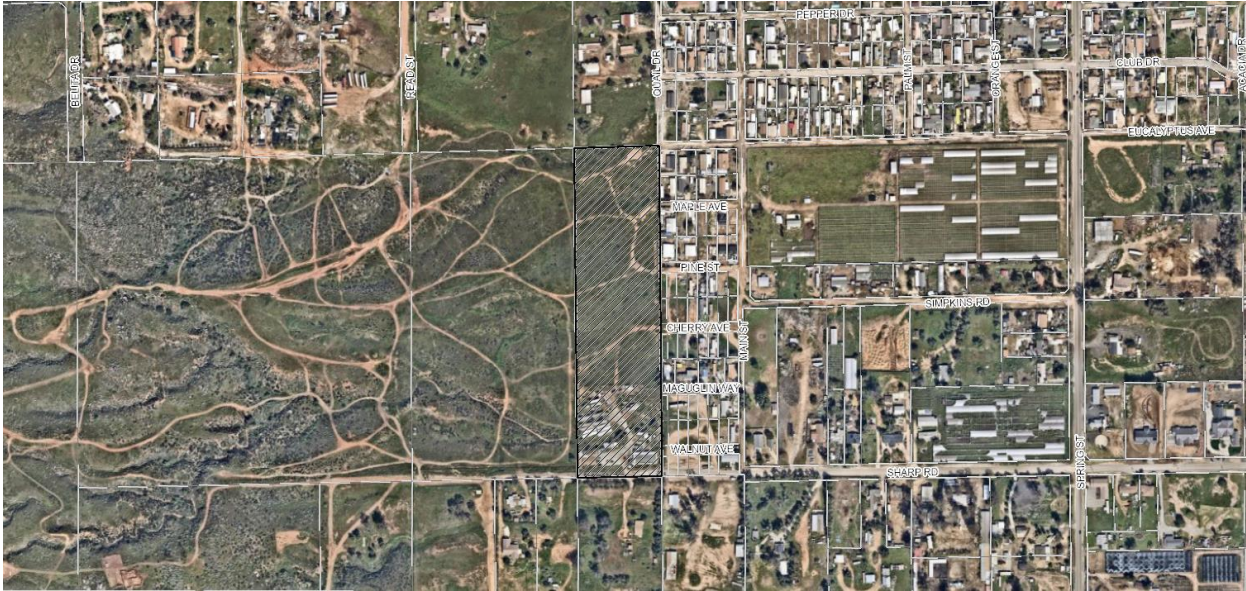
| | |
|------------------|------------------------|
| Surrounding Uses | |
| North: | Single-family Dwelling |
| East: | Single-family Dwelling |
| South: | Single-family Dwelling |
| West: | Vacant |

Located Within:

| | |
|--|------------------------------|
| City's Sphere of Influence: | Yes – City of Perris |
| Community Service Area (“CSA”): | Yes – 152 |
| Special Flood Hazard Zone: | Yes – In or partially within |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Low |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | No |
| Fire Zone: | Yes – Very High |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| 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 | Yes – Good Hope/Meadowbrook |

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



PROJECT BACKGROUND AND ANALYSIS

Project 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 (GPA240067) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240067 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (MDR).

If the initiation for GPA240067 is approved, the applicant intends to apply for a tentative map to allow for a subdivision of the 10-acre site into several lots. The intended use will be for single family residences, as allowed in the R-R (Rural Residential) zone.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 Medium Density Residential (CD-MDR) land use designation is intended to allow for 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. 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 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240067 was held before the General Plan Advisory Committee on September 16, 2024. At that public hearing, staff presented the applicants request for the proposal, and the Committee opened the hearing for public comments. 2 members of the public provided public testimony.

Of the public comments received, 2 were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited concerns about infrastructure and desire to see the area remain as a rural community.

The Committee discussed the project. After discussion, the committee closed the public hearing.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

ATTACHMENTS

Exhibit A – Map of Vicinity
Exhibit B – Map of Existing Land Use Designation
Exhibit C – Map of Existing Zoning Classification
Exhibit D – Noticing Radius and Labels
Exhibit E – Applicant’s Exhibits

RIVERSIDE COUNTY PLANNING DEPARTMENT

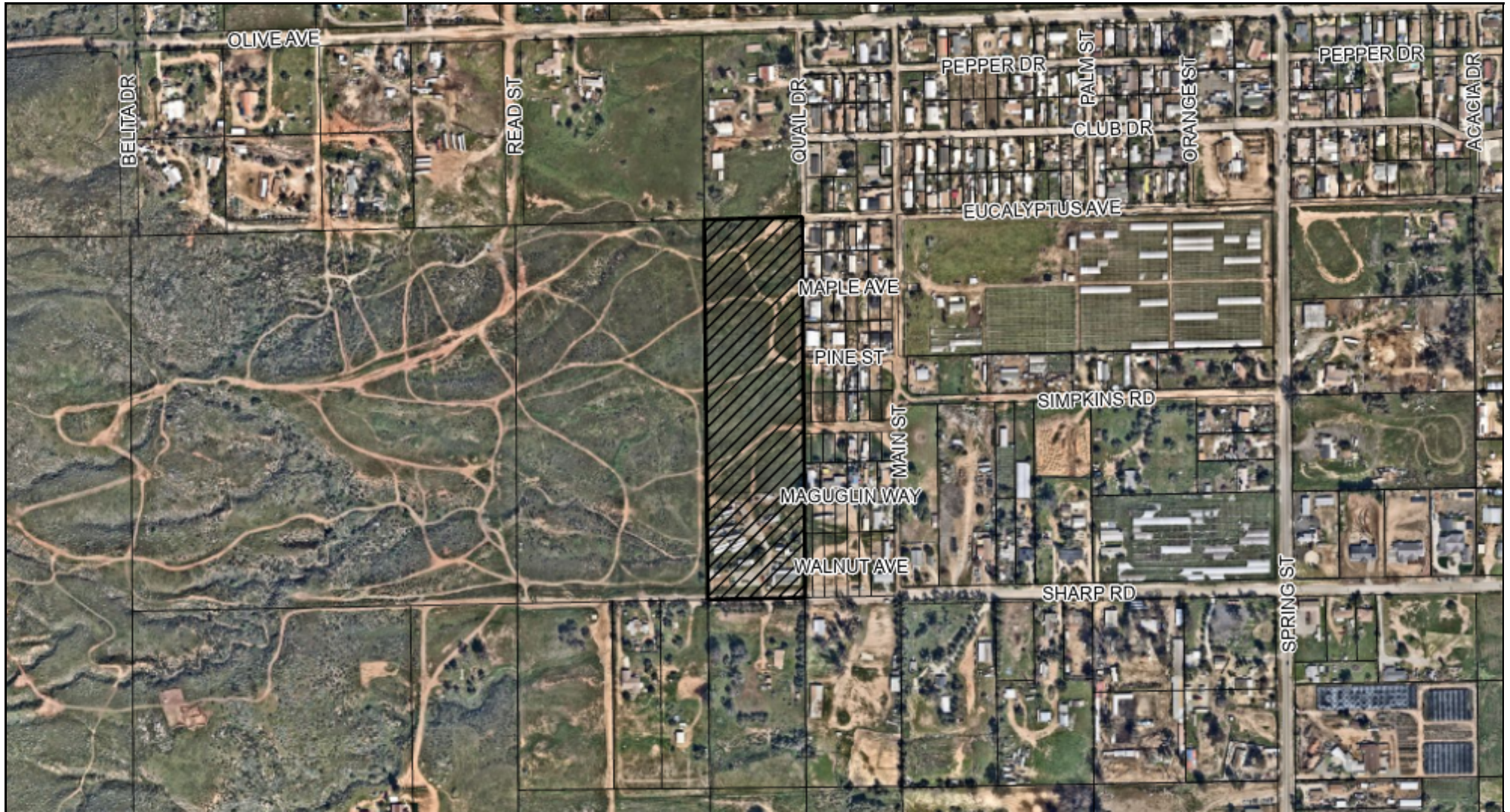
GPA240067

VICINITY/POLICY AREAS

Supervisor: KEVIN JEFFRIES

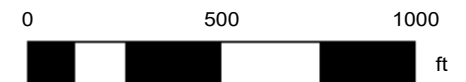
Date: 8-16-2024

District: 1



Zoning Area/District: GOOD HOPE

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240067

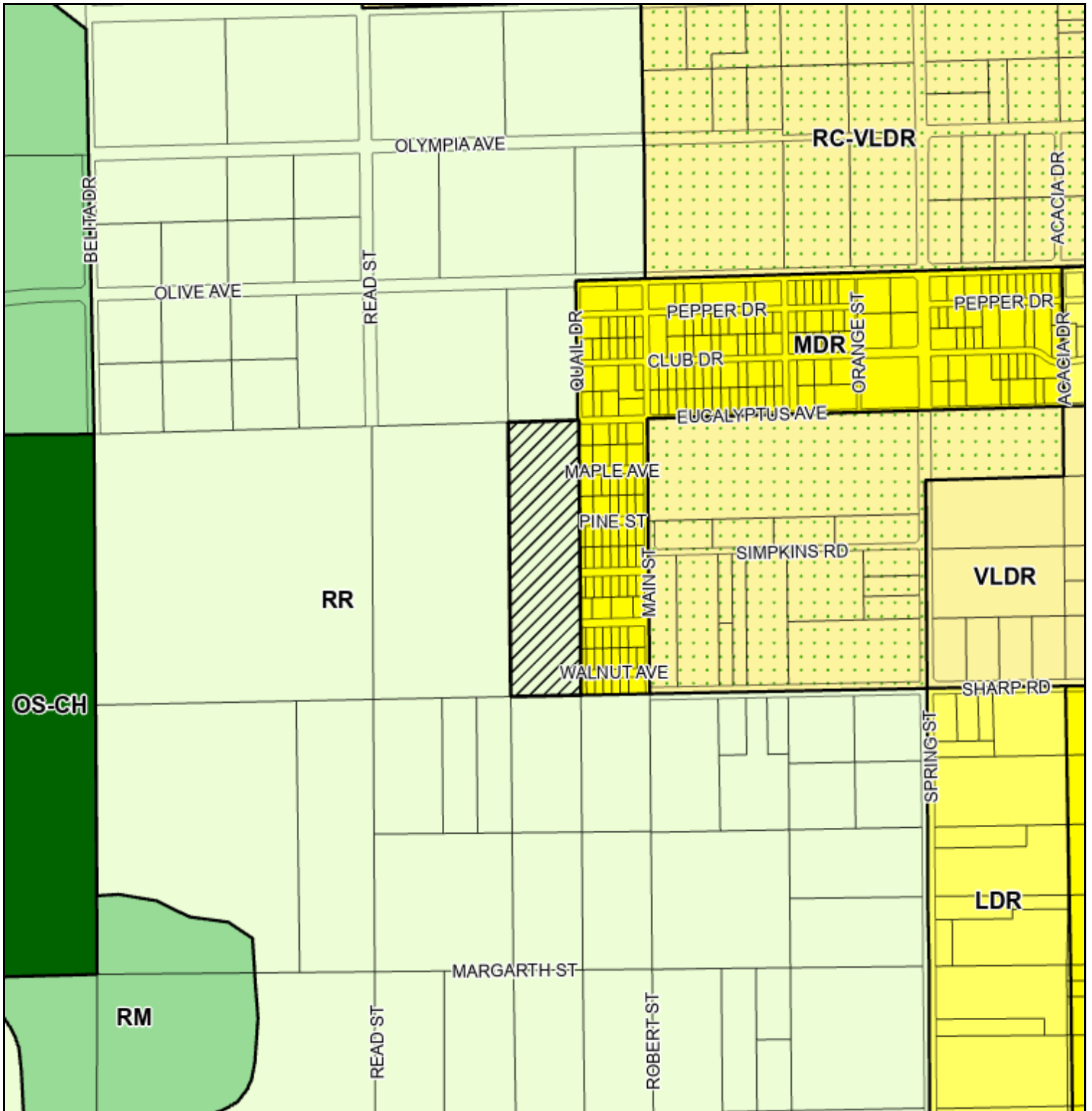
EXISTING GENERAL PLAN

Supervisor: KEVIN JEFFRIES

Date: 8-16-2024

District: 1

Exhibit: 5



Zoning Area/District: GOOD HOPE

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240067

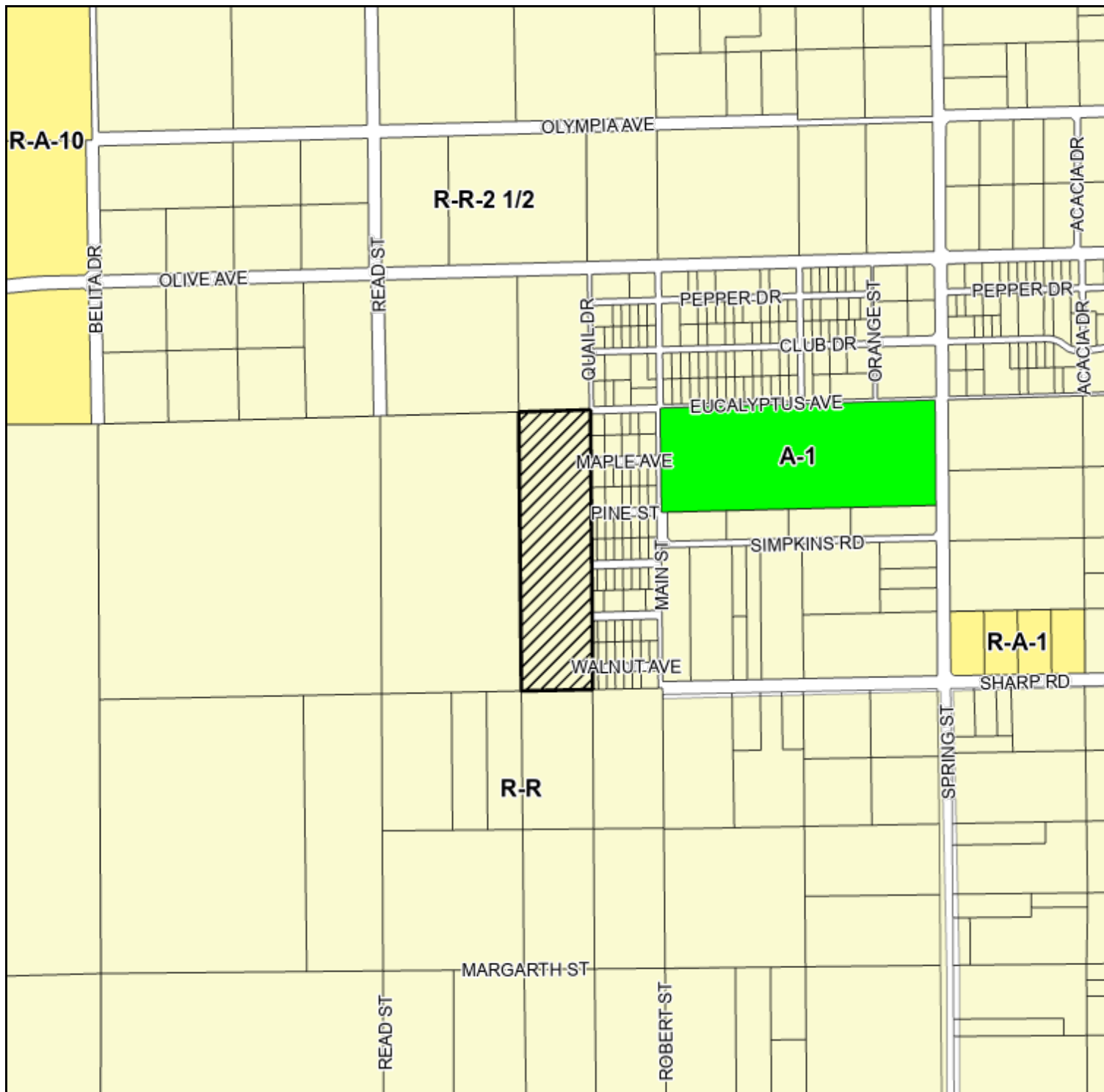
EXISTING ZONING

Supervisor: KEVIN JEFFRIES

Date: 8-16-2024

District: 1

Exhibit: 2



Zoning Area/District: GOOD HOPE

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RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 345-020-003

I, Rosemary Montoya certify that on 08.23.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Rosemary Montoya

SIGNATURE: _____

TITLE: Assistant Planner

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

PHONE: 951-955-9549

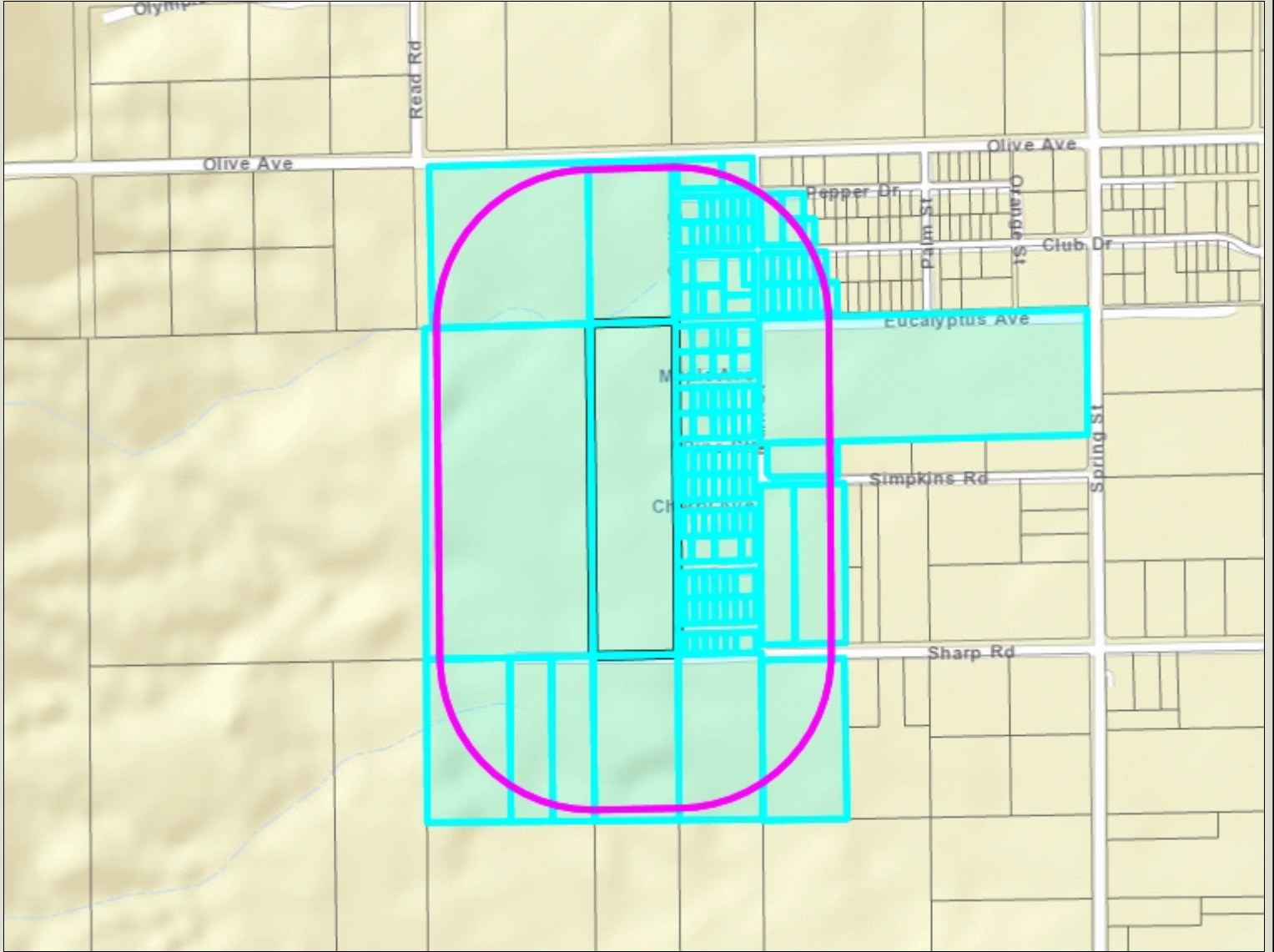
EMAIL: romontoya@rivco.org

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

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

Riverside County GIS Mailing Labels

GPA240067



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

Notes
600' Radius



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

343201001
CHANG TONY CHENGTSAI LIVING
TRUST DATED 02/13/2020
14644 WHISPERING RIDGE RD
SAN DIEGO CA 92131

343201002
YOLANDA GONZALEZ
21441 OLIVE AVE
PERRIS CA 92570

343202018
KARINA BARAJAS
21491 OLIVE AVE
PERRIS CA 92570

343203008
ANGEL R. RUVALCABA
21130 MARTIN ST
PERRIS CA 92570

343203009
ANTONIO LLAMAS
21446 CLUB DR
PERRIS CA 92570

343203010
RODRIGO PENALOZA
21450 CLUB DR
PERRIS CA 92570

343203011
J ALFONSO ROMERO
21460 CLUB DR
PERRIS CA 92570

343203012
AURELIO GUZMAN
5892 MAGNOLIA AVE
RIVERSIDE CA 92506

343203013
RAMON CISNEROS TORRES
21480 CLUB DR
PERRIS CA 92570

343203014
THERESA P. VELDAPENA
21490 CLUB DR
PERRIS CA 92570

343203017
HUMBERTO CERVANTES
21473 PEPPER DR
PERRIS CA 92570

343203020
ANDRES LOPEZ GARCIA
21463 PEPPER DR
PERRIS CA 92570

343203021
21493 PEPPER DR
PERRIS CA 92570

343203022
MARIA ELENA TAFOLLA
21483 PEPPER DR
PERRIS CA 92570

343203023
CECILIO ROBERTO ARIAS PEREZ
21443 PEPPER DR
PERRIS CA 92570

343203024
FELIPE MARTINEZ
21453 PEPPER DR
PERRIS CA 92570

343204001
ANTONIO MORENO OCHOA
21505 EUCALYPLUS
PERRIS CA 92570

343204005
ALMA GONZALEZ DE LOPEZ
21435 CLUB DR
PERRIS CA 92570

343204006
WASEF REDA A FAMILY TRUST DATED
06/19/2023
1165 LAVENDAR WAY
CORONA CA 92882

343204007
CALEY FAMILY TRUST UDT 11/3/2006
PO BOX 897
PERRIS CA 92572

343204016
RIGOBERTO LUVIANO BRAVO
24991 MAIN ST
PERRIS CA 92570

343204017
SANTOS AREVALO ALFARO
21495 CLUB DR
PERRIS CA 92570

343204019
LARRY K. CALEY
P O BOX 897
PERRIS CA 92572

343252013
THOMAS E. MORALES
21548 CLUB DR
PERRIS CA 92570

343252024
ROLDOLFO AMADOR
21535 MOUNTAIN AVE
PERRIS CA 92570

343252026
GERARDO A. PEINADO
21522 CLUB DR
PERRIS CA 92570

343252027
PALOMA E. SERRANO
21523 PEPPER DR
PERRIS CA 92570

343253009
ENRIQUE VAZQUEZ
33132 FAIRVIEW ST
LAKE ELSINORE CA 92530

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PEDRO PELAYO
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MONICA HERNANDEZ
16114 PALOMINO LN
MORENO VALLEY CA 92551

343253020
BERTHA ALICIA LAMAS
21260 TERRACE AVE
PERRIS CA 92570

343253021
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345020002
INLAND LAND PROP.
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PERRIS CA 92570

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ALEJANDRO ALCANTAR
20713 CLARK ST
PERRIS CA 92570

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LESLIE LOPEZ
21919 BURCH ST
PERRIS CA 92570

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ALCANTAR CONST GROUP INC
21457 ELMWOOD ST
PERRIS CA 92570

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WUILFREDO LIZARRAGA
20085 GASTON RD
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ALCANTAR CONSTRUCTION GROUP
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21421 MAPLE AVE
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GABRIEL MELENA
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345033001
ARTHUR P. TOWNSEND
6701 BRADLEY BLVD
BETHESDA MD 20817

345033002
MARINA GOMEZ
2060 NEWPORT BLV SP 52
COSTA MESA CA 91627

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JORGE L. PATINO
608 KNOWELL PL
COSTA MESA CA 92627

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SOCORRO FLORES CABRERA
21445 PINE ST
PERRIS CA 92570

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OSCAR SOLORIO
21469 PINE AVE
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BALDEMAR GOMEZ MANRIQUEZ
2060 NEWPORT BLVD UNIT 38
COSTA MESA CA 92627

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CORONA CA 92882

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ISRAEL PEREGRINA LOPEZ
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PERRIS CA 92570

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ESTEBAN GUTIERREZ MARTIN
1358 TURQUOISE DR
CORONA CA 92882

345033014
ALFREDO CASTELLON
312 W FIRST ST
SANTA ANA CA 92701

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AGUSTIN SESMAS SESMAS
655 DARRELL ST
COSTA MESA CA 92627

345034001
XIAODONG GU
116 E LIVE OAK AVE
ARCADIA CA 91006

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JOSE NOGALES
27052 WARDELL LN
MENIFEE CA 92584

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SILVESTRE SALAZAR PEREZ
21463 CHERRY AVE
PERRIS CA 92570

345034006
WAYNE E. ROGALLA
1403 CHALET AVE
ANAHEIM CA 92802

345034021
MICHAEL E. GAGNON
P O BOX 271
WILDOMAR CA 92595

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GABRIEL VELASQUEZ
1469 PALERMO DR
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LA CANADA CA 91011

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YAZMIN ROSENDO GRANADOS
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SANTA ANA CA 92705

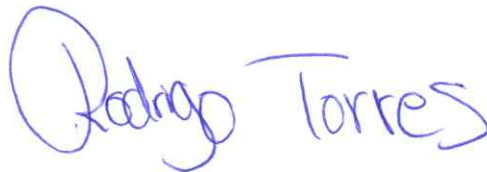
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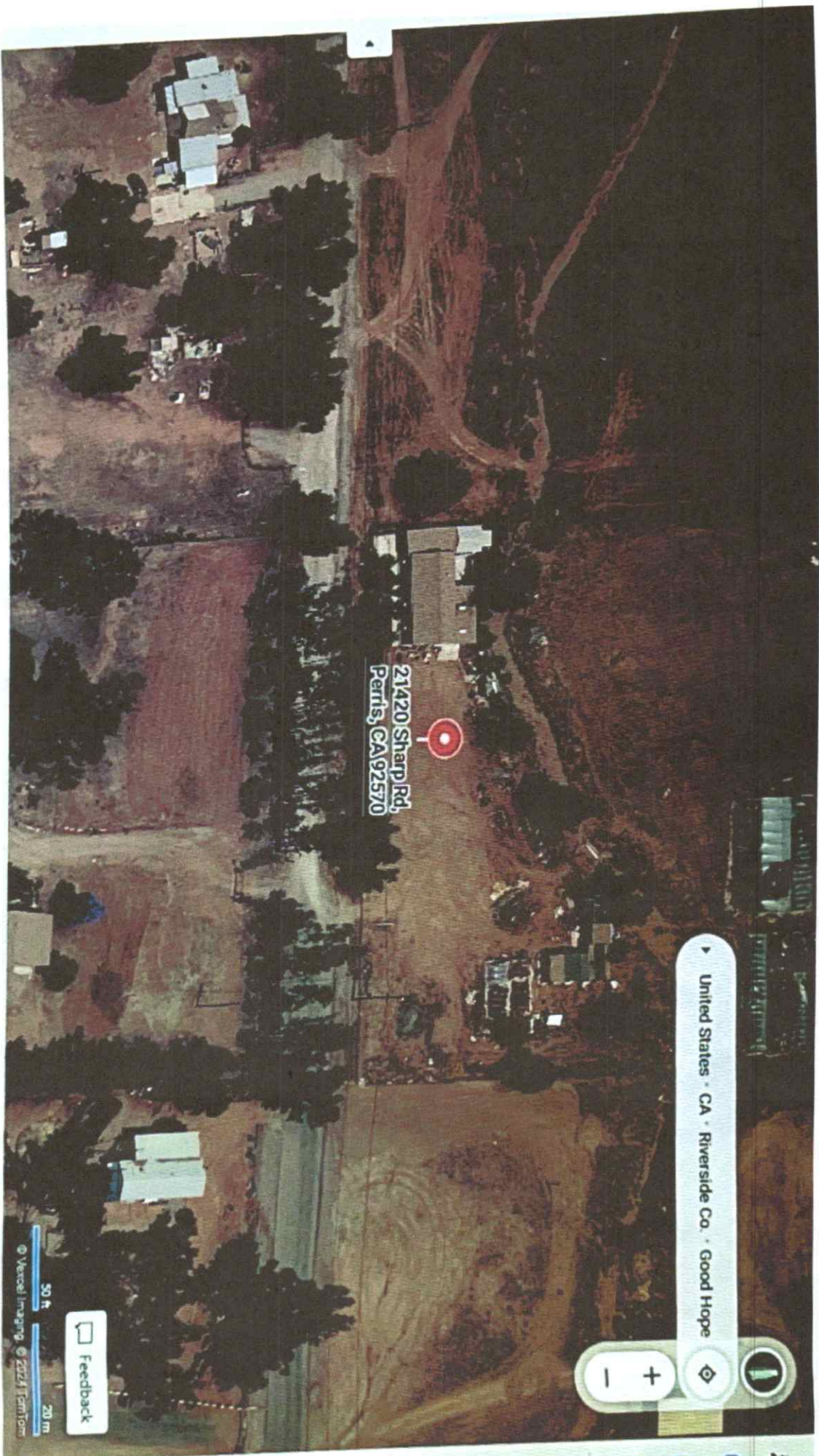
345050001
OLGA SERRATO
P O BOX 6243
CORONA CA 92878

RIVERSIDE COUNTY ZONING/ FOUNDATION COMPONENT CHANGE

TO WHOM THIS MAY CONCERN,
MY NAME IS RODRIGO TORRES AND I WANTED TO REQUEST A
CHANGE TO THE CURRENT PROPERTY FOUNDATION THE ADDRESS
IS 21420 SHARP RD. PERRIS CA 92570. THE REASON I WANT TO
CHANGE MY CURRENT FOUNDATION IS BECAUSE I BELIEVE I WANT
TO CONSENT TO THE GENERAL LAND SITUATION I WOULD
SUBDIVIDE THE LAND INTO LOTS TO BUILD MY CHILDREN AND
GRANDCHILDREN THEIR HOMES AS YOU ARE AWARE PURCHASING
NEW HOMES IN CALIFORNIA IS VERY EXPENSIVE AND VERY
DIFFICULT, I BELIVE AS RESIDENTS WE SHOULD BE ABLE TO HAVE
THIS OPTION TO HELP THOSE WE LOVE

SINCERELY, RODRIGO TORRES

Handwritten signature of Rodrigo Torres in blue ink.



21420 Sharp Rd,
Perris, CA 92570

United States · CA · Riverside Co. · Good Hope

Feedback

50 ft 20 m
© Maxar Imaging © 2024 Garmin

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21420 Sharp Rd,
Perris, CA 92570



Feedback

50 ft 20 m

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RIVERSIDE COUNTY PLANNING DEPARTMENT

90x2 = 180

John Hildebrand
Planning Director

Hearing Date: November 4, 2025

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Phayvanh Nanthavongdouangsy)

MinuteTraq #: 29097

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF GENERAL PLAN AMENDMENT NO. 240067 (GPA240067) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component and Land Use Designation of one (1) parcel from Rural: Rural Residential (R- RR) to Community Development: Medium Density Residential (CD-MDR). 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 GPA240067 is initiated by the Board of Supervisors. – **First Supervisorial District** – Applicant: Rodrigo Torres – Engineer/Representative: Alma Rosa Zuniga Flores – North Perris Zoning Area – Mead Valley Area Plan – Rural: Rural Residential (R-RR) – **Location:** North of Margarth Avenue, south of Olive Avenue, and west of 25Main Street – 10 Gross Acres – Zoning: Rural Residential – APN: 345-020-003 – Planning Contact: Phayvanh Nanthavongdouangsy at pnanthav@rivco.org or (951)955-1964.

Planning Commission Date: October 23, 2024 / Commissioner Vote: 2nd, 3rd, & 4th Districts – Support; 1st & 5th Districts - Absent

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

- Place on Administrative Action
 - Receive & File
 - EOT
 - Labels provided If Set For Hearing
 - 10 Day
 - 20 Day
 - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- 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)

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 100
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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2025 OCT -9 PM 3:03

"Planning Our Future... Preserving Our Past"

22

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240067 IN THE FIRST 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, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240067**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component and Land Use Designation of one (1) parcel from Rural: Rural Residential (R- RR) to Community Development: Medium Density Residential (CD-MDR). 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 GPA240067 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 345-020-003. This proposed project is located: North of Sharp Road, south of Olive Avenue, and west of Main Street in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240067 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240067 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 PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-1964 OR EMAIL PNANTHAV@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: October 16, 2025

By: Kimberly A. Rector, Clerk of the Board
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.º 240067 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL PRIMER 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 4 de noviembre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación del Departamento de Planificación de aprobar la **Iniciación de la Enmienda No. 240067 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240067 para cambiar el Componente de Cimentación del Plan General y la Designación de Uso del Suelo de una (1) parcela de Rural: Residencial Rural (R-RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD-MDR). Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240067 propuesto. La Enmienda al Plan General se encuentra en el APN: 345-020-003. Este proyecto propuesto se ubica al norte de Sharp Road, al sur de Olive Avenue y al oeste de Main Street en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º 240067 y, de ser recomendada, **ADOpte** una orden que inicie la Enmienda al Plan General n.º 240067 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 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, COMUNÍQUESE CON PHAYVANH NANTHAVONGDOUANGSY, PLANIFICADOR DEL PROYECTO, AL (951) 955-1964 O ENVÍE UN CORREO ELECTRÓNICO A PNANTHAV@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 el lugar y hora 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 antes de 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 relacionado. 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 a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

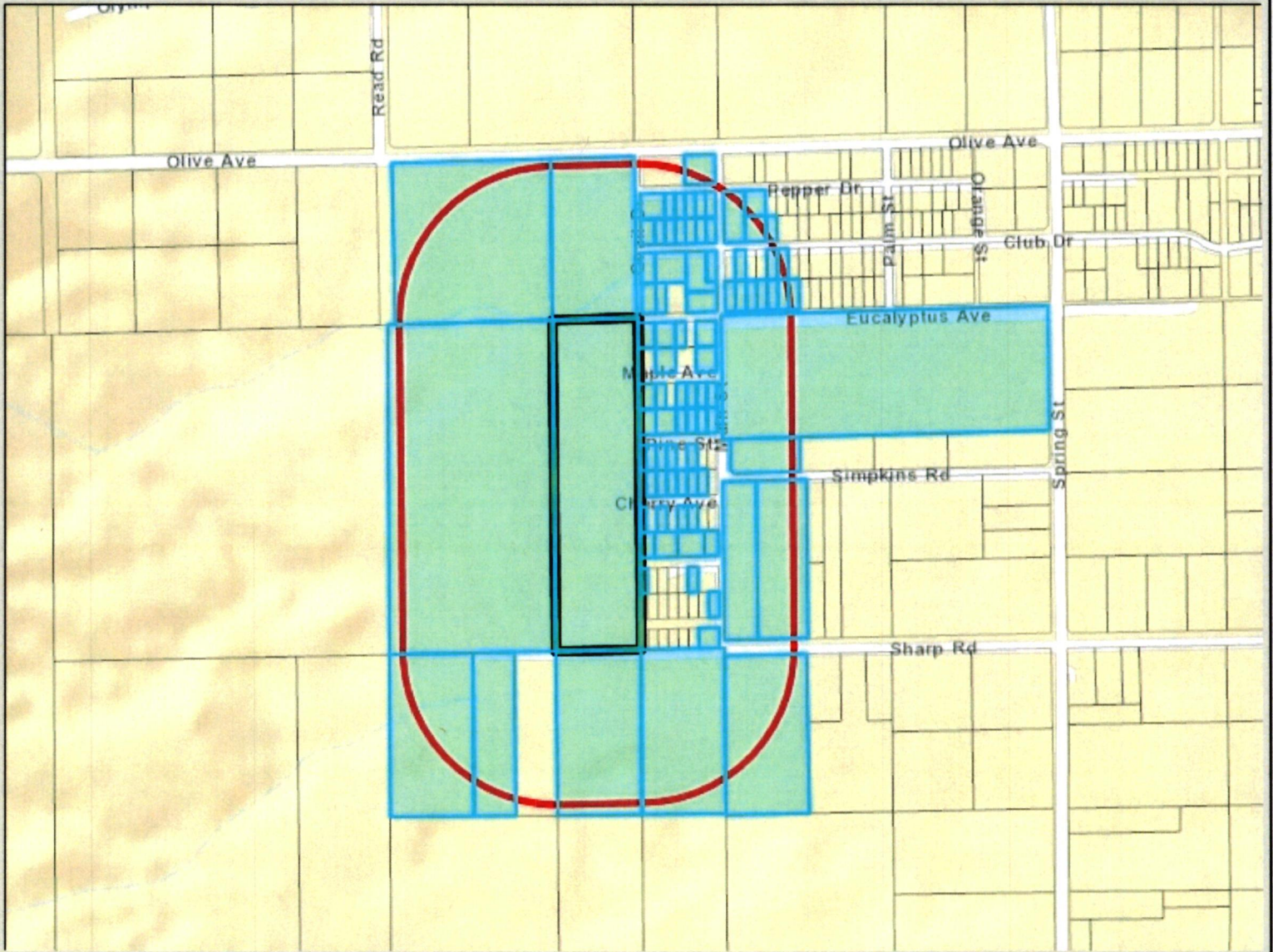
Envíe toda correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 16 de octubre de 2025

Kimberly A. Rector, secretaria de la junta
Por: Naomi Sicra, asistente de secretaria de la junta

GPA240067

Riverside County GIS Mailing Labels



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600 FT 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.

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343201001
CHANG TONY CHENGTSAI LIVING TRUST
DATED 02/13/2020
14644 WHISPERING RIDGE RD
SAN DIEGO CA 92131

343201002
YOLANDA GONZALEZ
21441 OLIVE AVE
PERRIS CA 92570

343202018
KARINA BARAJAS
21491 OLIVE AVE
PERRIS CA 92570

343203008
ANGEL R. RUVALCABA
21130 MARTIN ST
PERRIS CA 92570

343203009
ANTONIO LLAMAS
21446 CLUB DR
PERRIS CA 92570

343203010
RODRIGO PENALOZA
21450 CLUB DR
PERRIS CA 92570

343203011
J ALFONSO ROMERO
21460 CLUB DR
PERRIS CA 92570

343203012
AURELIO GUZMAN
5892 MAGNOLIA AVE
RIVERSIDE CA 92506

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RAMON CISNEROS TORRES
21480 CLUB DR
PERRIS CA 92570

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THERESA P. VELDAPENA
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MARIA ELENA TAFOLLA
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CECILIO ROBERTO ARIAS PEREZ
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FELIPE MARTINEZ
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ANTONIO MORENO OCHOA
21505 EUCALYPLUS
PERRIS CA 92570

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ALMA GONZALEZ DE LOPEZ
21435 CLUB DR
PERRIS CA 92570

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WASEF REDA A FAMILY TRUST DATED
06/19/2023
1165 LAVENDAR WAY
CORONA CA 92882

343204007
CALEY FAMILY TRUST UDT 11/3/2006
PO BOX 897
PERRIS CA 92572

343204016
RIGOBERTO LUVIANO BRAVO
24991 MAIN ST
PERRIS CA 92570

343204017
SANTOS AREVALO ALFARO
21495 CLUB DR
PERRIS CA 92570

343204019
LARRY K. CALEY
P O BOX 897
PERRIS CA 92572

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THOMAS E. MORALES
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PERRIS CA 92570

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ROLDOLFO AMADOR
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PEDRO PELAYO
21528 EUCALYPTUS AVE
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MONICA HERNANDEZ
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MORENO VALLEY CA 92551

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BERTHA ALICIA LAMAS
21260 TERRACE AVE
PERRIS CA 92570

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MIGUEL ANGEL AMBRIZ
21554 EUCALYPTUS
PERRIS CA 92570

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INLAND LAND PROP.
PO BOX 17358
ANAHEIM CA 92817

345020003
RODRIGO TORRES
21420 SHARP ST
PERRIS CA 92570

345020004
REYNA C. COBIAN
21455 SHARP RD
PERRIS CA 92570

345020005
DAN E. MCDONALD
21401 SHARP RD
PERRIS CA 92570

345020007
FROILAN SANCHEZ
2525 SANTA ANA BLVD S
LOS ANGELES CA 90059

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JULIO ENRIQUE CASTRO
21358 SHARP RD
PERRIS CA 92570

345031005
HECTOR RICARDO CERNA
21439 EUCALYPTUS AVE
PERRIS CA 92570

345031017
SALVADOR HERNANDEZ CASTANEDA
255 COCHISE
PERRIS CA 92570

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ROBERTO GUTIERREZ DELATORRE
16670 CATALONIA DR
RIVERSIDE CA 92504

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VIDAL MARROQUIN
21498 MAPLE AVE
PERRIS CA 92570

345031022
JOSE LOPEZ ZAVALA
21427 EUCALYPTUS AVE
PERRIS CA 92570

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TANIA B AVALOS SEGURA
21415 EUCALYPTUS AVE
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PERRIS CA 92570

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CORONA CA 92878

RODRIGO TORRES
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PERRIS CA 92571

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240067 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL PRIMER 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 4 de noviembre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación del Departamento de Planificación de aprobar la **Iniciación de la Enmienda No. 240067 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240067 para cambiar el Componente de Cimentación del Plan General y la Designación de Uso del Suelo de una (1) parcela de Rural: Residencial Rural (R-RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD-MDR). Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240067 propuesto. La Enmienda al Plan General se encuentra en el APN: 345-020-003. Este proyecto propuesto se ubica al norte de Sharp Road, al sur de Olive Avenue y al oeste de Main Street en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º 240067 y, de ser recomendada, **ADOpte** una orden que inicie la Enmienda al Plan General n.º 240067 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 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, COMUNÍQUESE CON PHAYVANH NANTHAVONGDOUANGSY, PLANIFICADOR DEL PROYECTO, AL (951) 955-1964 O ENVÍE UN CORREO ELECTRÓNICO A PNANTHAV@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 el lugar y hora 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 antes de 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 relacionado. 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 a 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: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

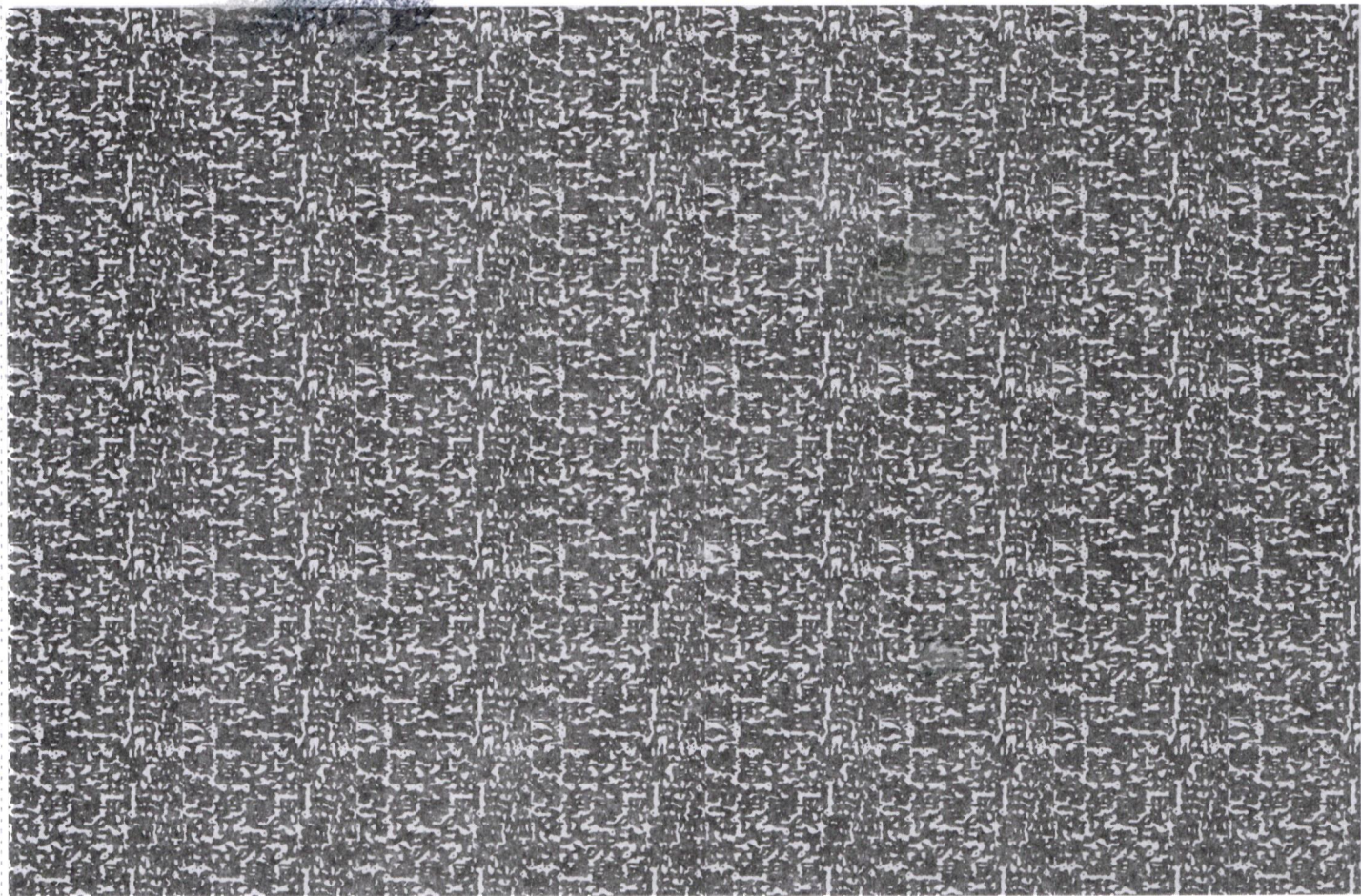
Fecha: 16 de octubre de 2025

Kimberly A. Rector, secretaria de la junta
Por: Naomi Sicra, asistente de secretaria de la junta

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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. 240067
IN THE FIRST 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, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240067**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component and Land Use Designation of one (1) parcel from Rural: Rural Residential (R- RR) to Community Development: Medium Density Residential (CD-MDR). 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 GPA240067 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 345-020-003. This proposed project is located: North of Sharp Road, south of Olive Avenue, and west of Main Street in the First 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. 240067 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240067 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 PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-1964 OR EMAIL PNANTHAV@RIVCO.ORG.

PSEMPV 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.

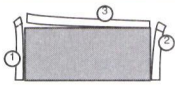
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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: October 16, 2025

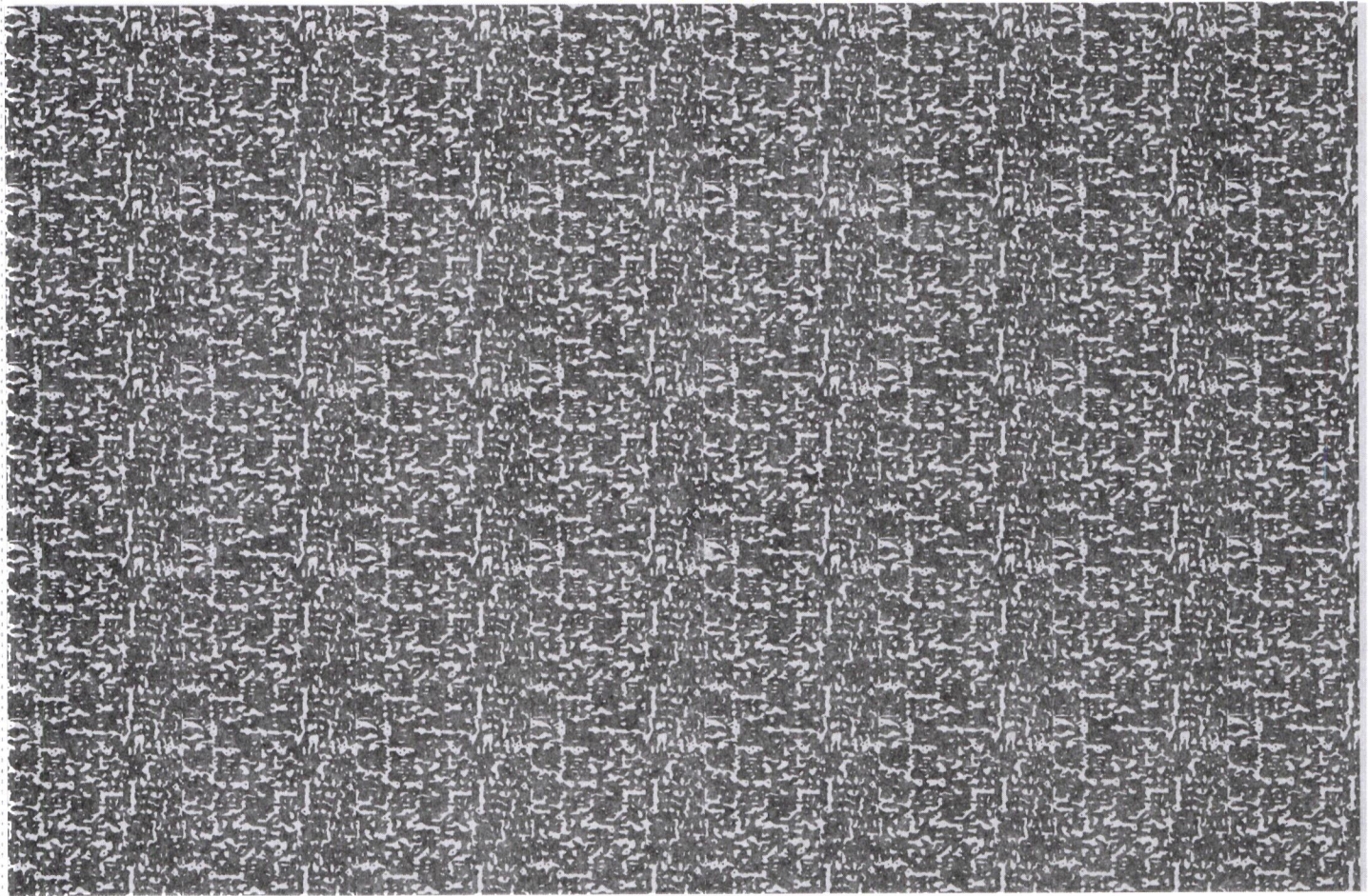
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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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. 240067 IN THE FIRST 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, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240067**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240067 to change the General Plan Foundation Component and Land Use Designation of one (1) parcel from Rural: Rural Residential (R- RR) to Community Development: Medium Density Residential (CD-MDR). 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 GPA240067 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 345-020-003. This proposed project is located: North of Sharp Road, south of Olive Avenue, and west of Main Street in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240067 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240067 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 PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-1964 OR EMAIL PNANTHAV@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.

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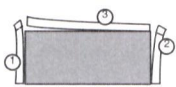
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: October 16, 2025

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

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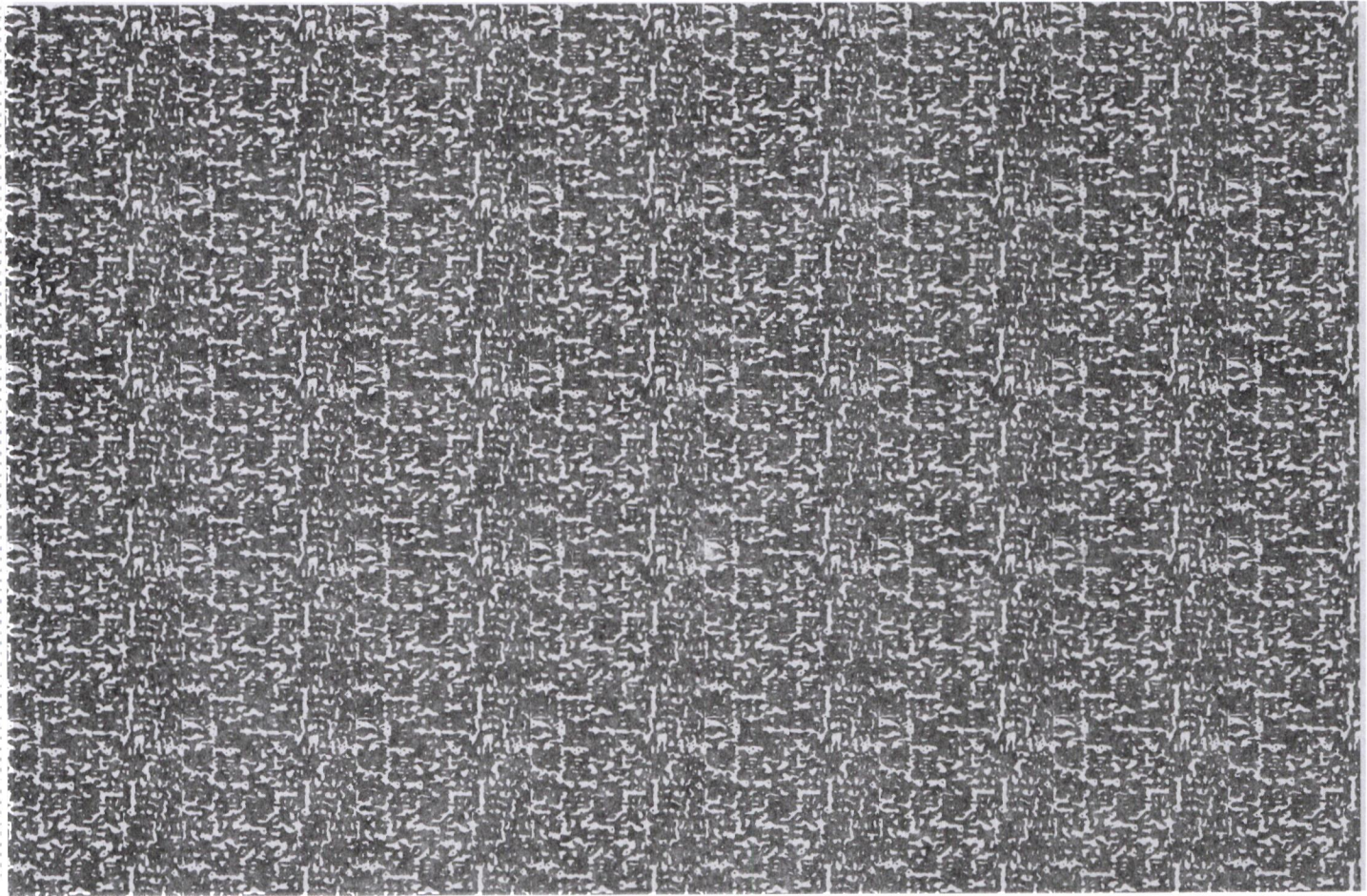
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240067 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL PRIMER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.º piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 4 de noviembre de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación del Departamento de Planificación de aprobar la **Iniciación de la Enmienda No. 240067 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240067 para cambiar el Componente de Cimentación del Plan General y la Designación de Uso del Suelo de una (1) parcela de Rural: Residencial Rural (R-RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD-MDR). Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240067 propuesto. La Enmienda al Plan General se encuentra en el APN: 345-020-003. Este proyecto propuesto se ubica al norte de Sharp Road, al sur de Olive Avenue y al oeste de Main Street en el Primer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º 240067 y, de ser recomendada, **ADOPTÉ** una orden que inicie la Enmienda al Plan General n.º 240067 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 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, COMUNÍQUESE CON PHAYVANH NANTHAVONGDOUANGSY, PLANIFICADOR DEL PROYECTO, AL (951) 955-1964 O ENVÍE UN CORREO ELECTRÓNICO A PNANTHAV@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 el lugar y hora 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.

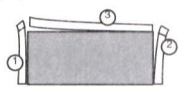
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Formatos alternativos disponibles a solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

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Fecha: 16 de octubre de 2025

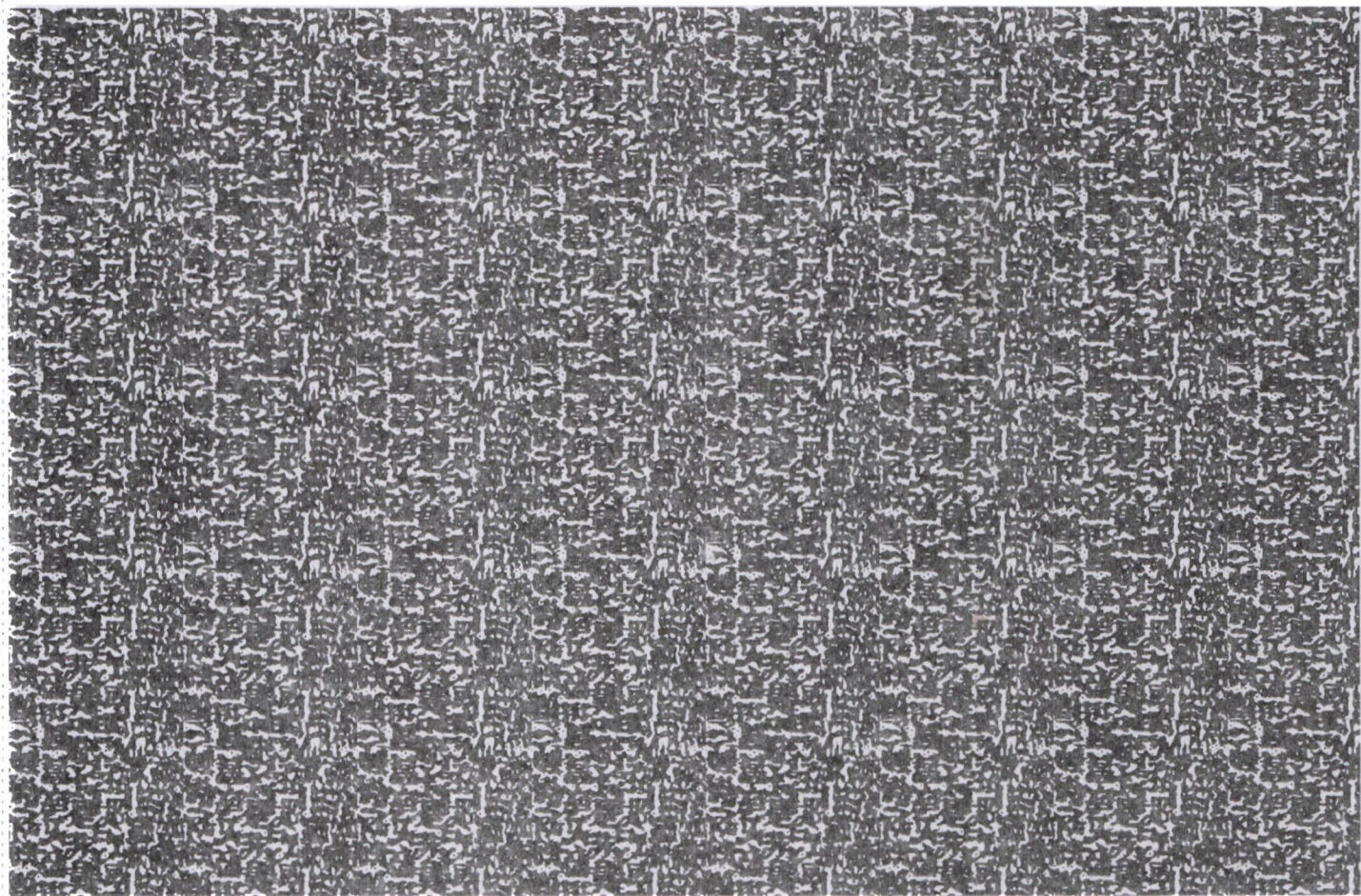
Kimberly A. Rector, secretaria de la junta
Por: Naomi Sicra, asistente de secretaria de la junta



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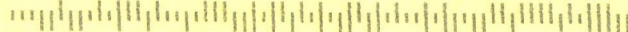
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BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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