

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



**ITEM: 22.2
(ID # 29025)**

MEETING DATE:
Tuesday, November 04, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor’s yard. 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 GPA240060 is initiated by the Board of Supervisors. – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Applicant: Ever Quinn Land, LLC c/o Dennis Beyle – Representative: Albert A. WEBB Associates c/o Aaliyah Webb – Existing Zoning: R-A-10 (Residential Agriculture, 10-acre minimum) and M-SC (Manufacturing – Service Commercial) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Community Development: Light Industrial (CD: LI) – Location: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road – APN: 347-100-001 – 13.34 Gross Acres – Not a Project under CEQA - District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060)**; and,

Continued on page 2


ACTION:Policy


John Hildebrand, Planning Director 10/27/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240060 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**

RECOMMENDED MOTION: That the Board of Supervisors:

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060)** and requiring the applicant submit to the County the project within 6 months.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
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 (GPA) is a proposal to amend a portion of the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 13.34 gross acres.

The one parcel is located north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road.

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 (GPA240060) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240060 is a proposal to change a portion of the project site's Foundation Component Land Use Designation from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI) to allow for the development of a contractor's yard.

The parcel is located within the Highway 74 Policy.

If the initiation for GPA240060 is approved, the applicant intends to increase the acreage of the Community Development: Light Industrial (CD: LI) for the existing project site to do an implementing project of a contractor's yard, while maintaining the existing operation

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

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation is the Heavy Industrial (HI). The HI land use designation allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances on surrounding uses. Building intensity ranges from 0.15 to 0.5 Floor Area Ratio (FAR).

The proposed Light Industrial (LI) is intended to allow for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 Floor Area Ratio (FAR).

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 No. 348, were mailed to property owners within 1,000 feet of the project site for General Plan Advisory Committee, Planning Commission, and Board of Supervisor's public hearings

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240060 was held before the General Plan Advisory Committee on May 12, 2025. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

No comments were received in favor or against initiation of a General Plan Amendment. The Committee discussed the project. No issues were brought up by the Committee. After discussion, the committee closed the public hearing.

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

Support: 2nd District
Against:
Neutral:
Not Present: 1st, 3rd, 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 FC-GPA 240060 was held before the Planning Commission on July 16, 2025. No comments were received before the Planning Commission. At that public hearing, the applicant presented their request for the proposal, and the Planning Commission opened the public hearing and accepted public testimony. There was no public testimony for this item. No one spoke in neutral or opposition.

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

Support: 1st, 2nd, 3rd, & 5th Districts

Against:

Neutral:

Not Present: 4th District

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

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

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

Attachment A – Vicinity Maps

Attachment B – Existing Land Use Designations

Attachment C – Existing Zoning Classifications

Attachment D – Noticing Radius and Labels

Attachment E – Applicant's Exhibits

Attachment F – GPAC Hearing Package

Attachment G – PC Hearing Package


Jason Farin, Principal Policy Analyst 10/29/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240060

LAND USE

Supervisor: KAREN SPIEGEL

Date: 10-1-2025

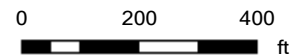
District: 2

Exhibit: 1



Zoning District: MEADOWBROOK

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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

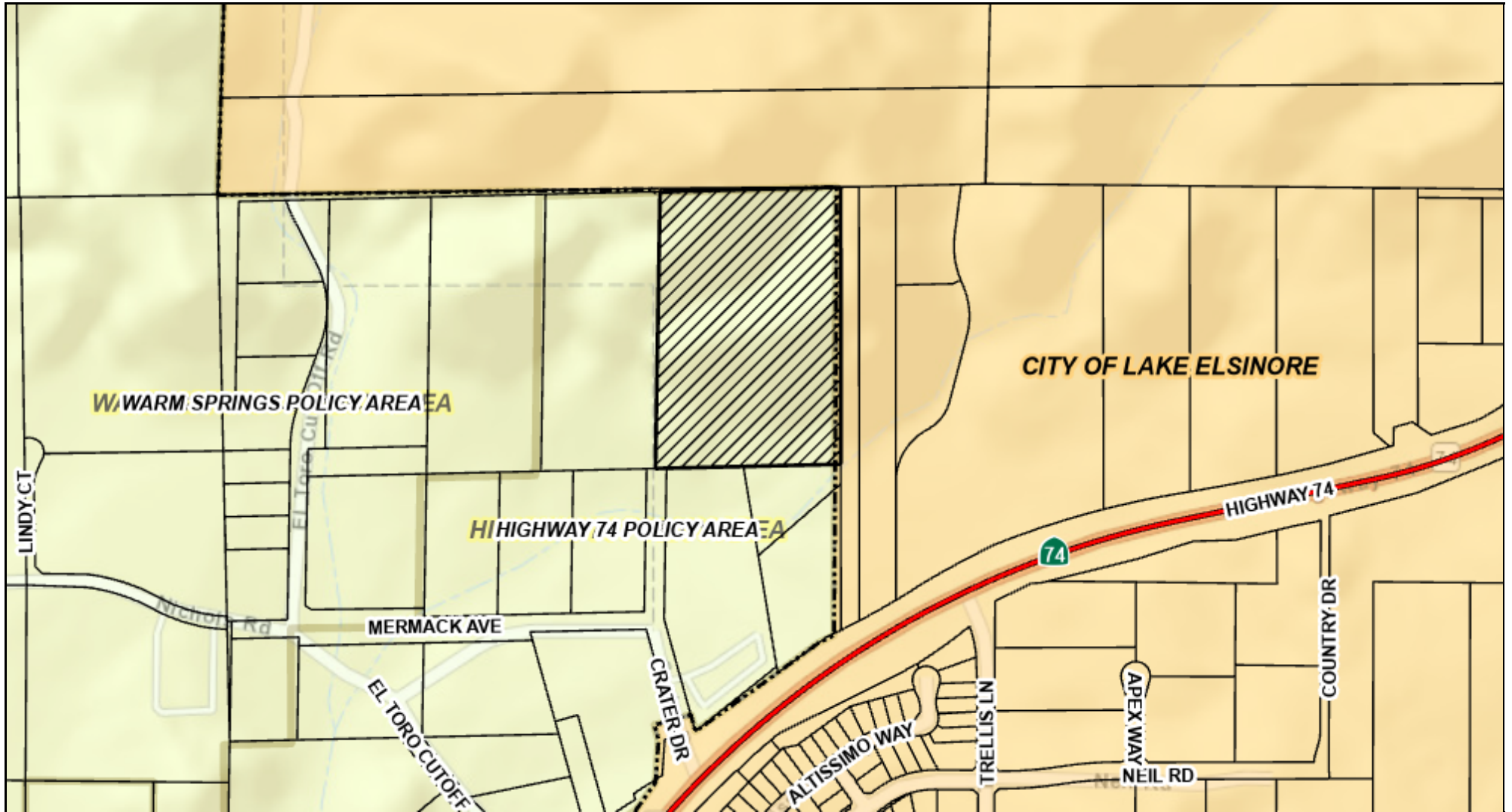
GPA240060

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

Date: 10-1-2025

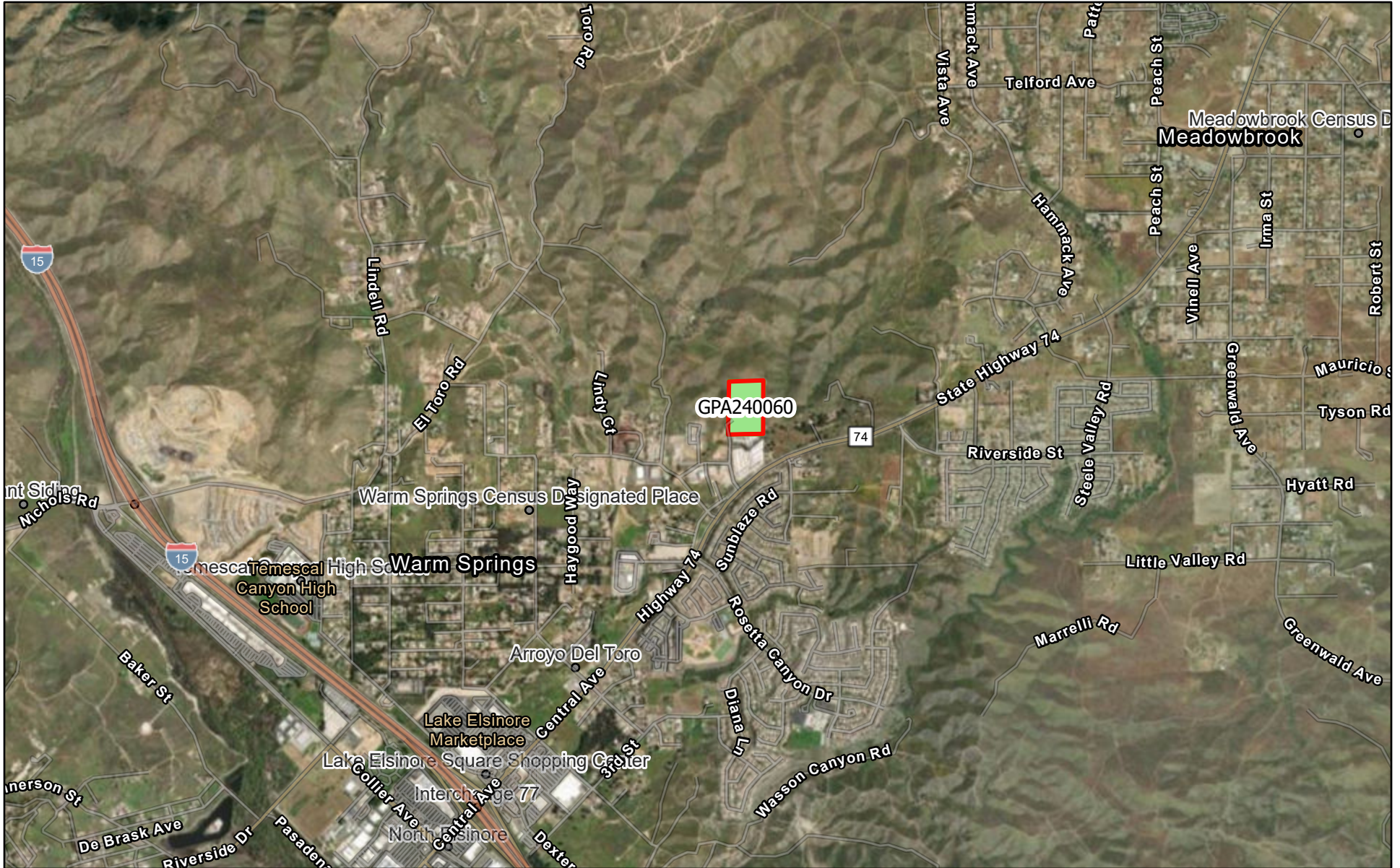
District: 2



Zoning Area/District: MEADOWBROOK

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Foundation Component GPA Cycle Map



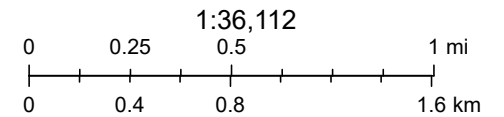
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 FGPA Web Map _Query result

FGPA Web Map

 California Geographic Names Information System

 Active



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240060

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 10-1-2025

Exhibit: 5



Zoning Area/District: MEADOWBROOK

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240060

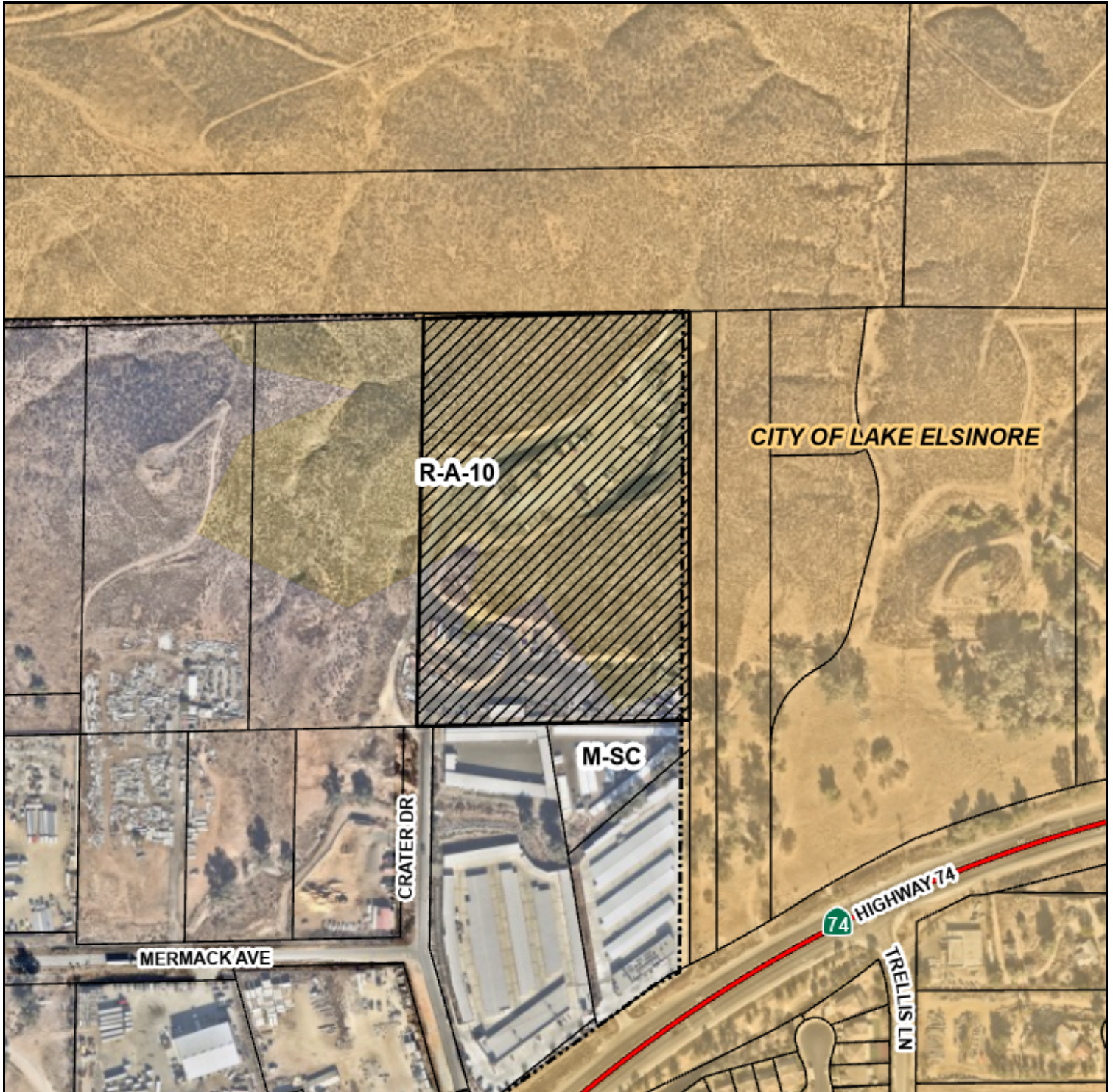
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

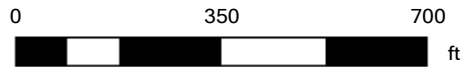
Date: 10-1-2025

Exhibit: 2



Zoning Area/District: MEADOWBROOK

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*John E Hildebrand
Planning Director*

PROPERTY OWNERS' CERTIFICATION APNs: 347-100-001

I, Elizabeth Mora-Rodriguez, certify that on 10.01.2025 the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1,000 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 300 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: Elizabeth Mora-Rodriguez

SIGNATURE: _____

TITLE: Senior Planner

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

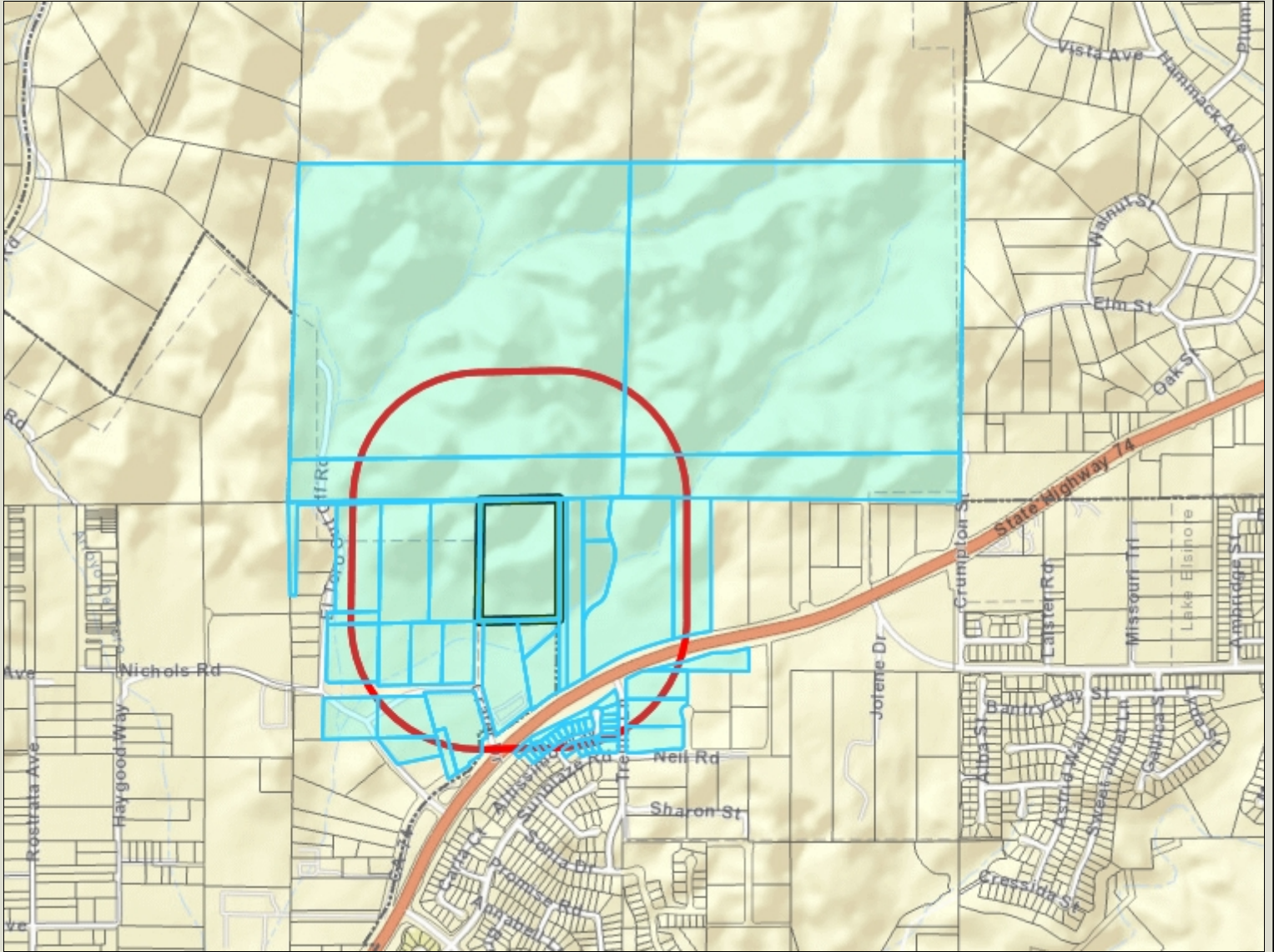
PHONE: 951-955-3024

EMAIL: emorarodriguez@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



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

Notes



0 1,505 3,009 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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347020004
WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
4080 LEMON ST FL 3RD
RIVERSIDE CA 92501

347090002
DE LA HERRAN REVOCABLE LIVING FAMILY
TRUST
5116 BRANDING IRON PL
RANCHO CUCAMONGA CA 91739

347090003
JOEL CORONADO
10403 COUSER WAY
VALLEY CENTER CA 92082

347090004
DEALER CABINETRY DEPOT
2591 E SCARLETT LN
ONTARIO CA 91762

347090005
TURBOSCAPE INC
P O BOX 1062
LAKE ELSINORE CA 92531

347090030
O & W HOLDINGS
30650 SAN PASQUAL RD
TEMECULA CA 92591

347090045
JJJ HWY 74
27475 YNEZ RD # 392
TEMECULA CA 92591

347090046
HASHEMI FAMILY TRUST 6/26/08
765 S FAIRWAY LN
ANAHEIM CA 92807

347090047
BUREK RON & HEATHER LIVING TR DECL
DTD 12/13/07 AMND & RSTD 2018
20 OLD RANCH RD
LAGUNA NIGUEL CA 92677

347100001
LOIS STAFFORD
32 RANCHO CIRCLE
LAKE FOREST CA 92630

347100011
HIGHWAY 74 COMMERCIAL PARK
1801 AVENIDA SALVADOR
SAN CLEMENTE CA 92672

347100023
PRIME STORAGE LAKE ELSINORE
85 RAILROAD PL
SARATOGA SPRINGS NY 12866

347110047
JOSE G. MORENO
28310 TRELIS LN
LAKE ELSINORE CA 92531

347110048
ABOOD FAMILY TRUST DATED 3/23/1990
TRUST A SURVIVORS TRUST
1401 ELWOOD ST
LOS ANGELES CA 90021

347110076
PABON MOISES SR REV LIV TR DTD
11/13/2014 AMD 03/08/2020
300 N PROSPECT AVE
REDONDO BEACH CA 90277

347110089
CITY OF LAKE ELSINORE
130SO MAIN ST
LAKE ELSINORE CA 92530

347130024
RODRIGUEZ MARTIN REYES LIVING TRUST
DTD 08/25/21
PO BOX 6139
LA PUENTE CA 91747

347471002
SAUL MONTANEZ
45002 EVENING STAR RD
LAKE ELSINORE CA 92532

347471003
SYED BABAR ABBAS
45024 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471004
JOSE J. CAMARGO
45026 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471005
FANXING XIA
5885 MEEKER DR
EASTVALE CA 92880

347471006
FERNANDO NIETO
45030 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471007
IGNACIO LOYA
45032 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471008
RODOLFO RODRIGUEZ
45034 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471009
CARLOS ORLANDO SOZA
35754 ASTURIAN WAY
FALLBROOK CA 92028

347471010
JAYANT R. VYAS
4168 CROOKED STICK LN
CORONA CA 92883

347471011
JOSE PENA
45040 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471012
MARCO ANTONIO PRADO
45042 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471013
JOE SUAREZ
45041 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471014
ROBERTO BUENROSTRO
45039 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471015
JESUS ALBERTO GUTIERREZ
45037 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471016
DANIAL BUCKMASTER
45035 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471017
JOSE R. KING
45033 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471018
LINDA SAM
45031 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471019
LORENA DIAZ
45029 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471020
MARGARET R. PHILLIPS
45027 ALTISSIMO WAY
LAKE ELSINORE CA 92532

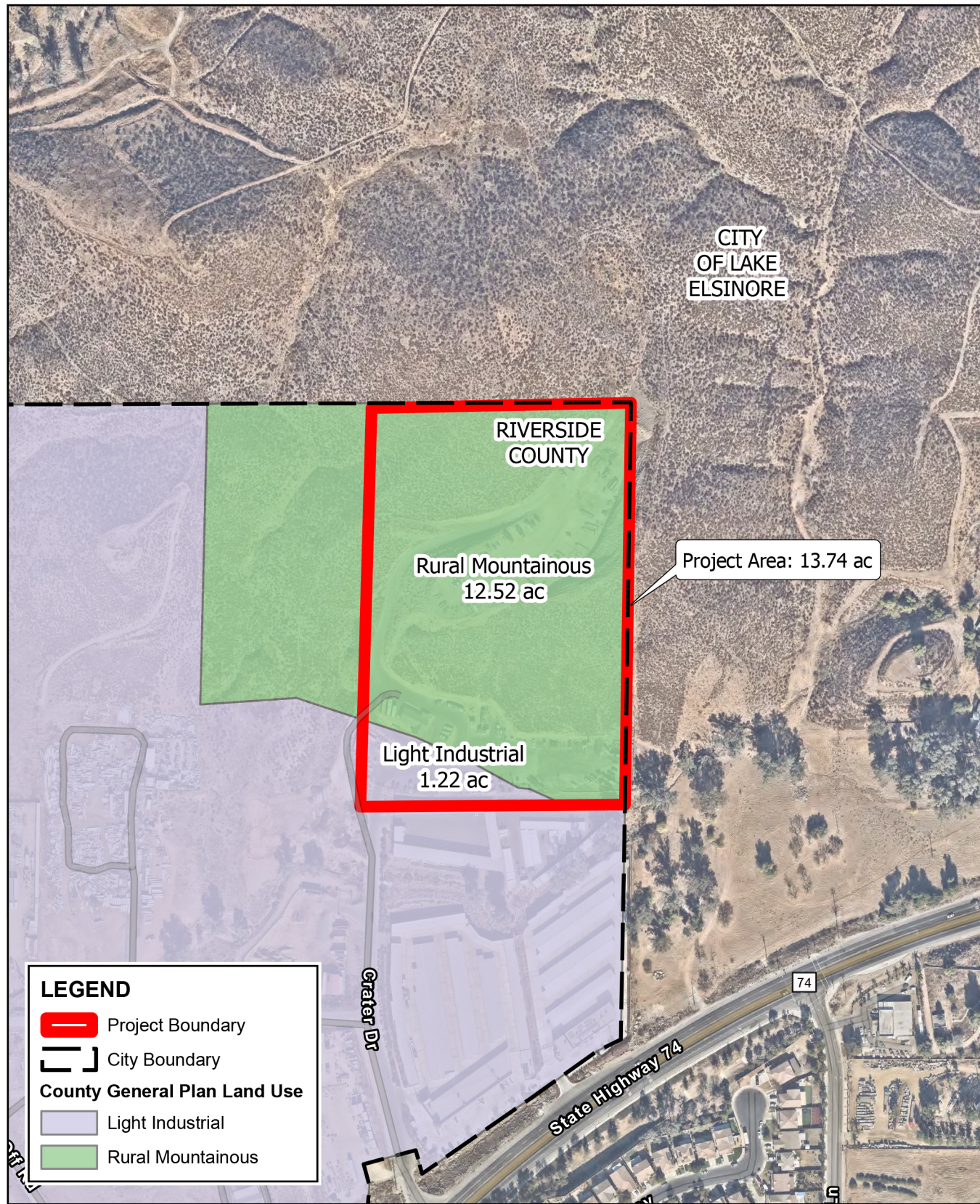
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WALTER SALINAS
45025 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471022
RENEE LORRAINE CARBAJAL
45023 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471023
ISMAEL CONTRERAS VILLEGAS
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LAKE ELSINORE CA 92532

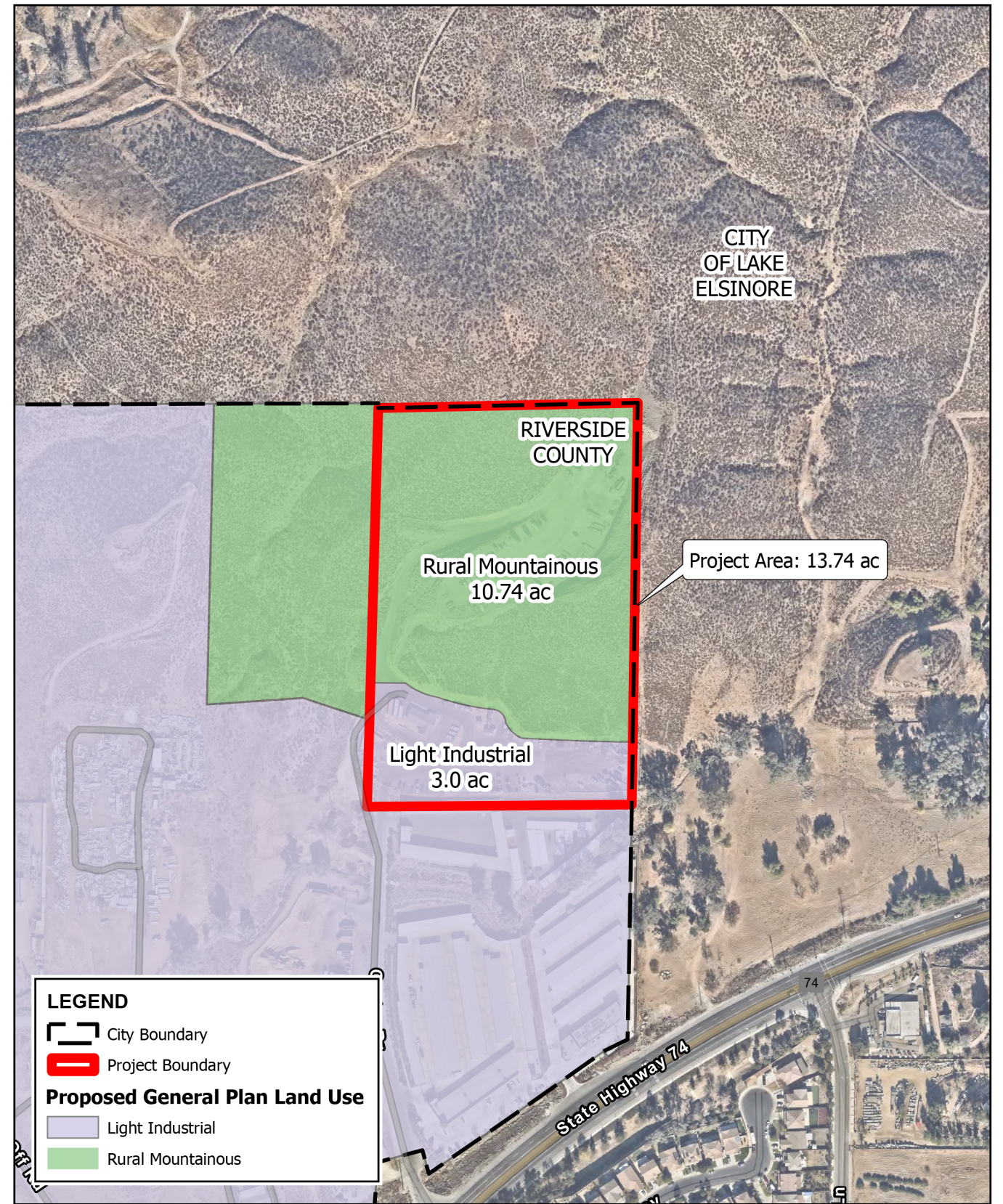
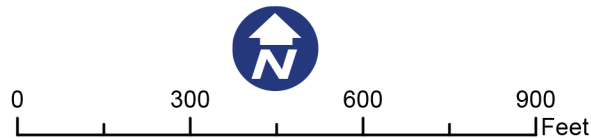
347471025
ROSETTA CANYON COMMUNITY ASSN
2280 WARDLOW CIR SE 150
CORONA CA 92880

347471026
ROSETTA CANYON COMMUNITY ASSN
2280 WARDLOW CIR STE 150
CORONA CA 92880



Source: Riverside Co. GIS, 2024.
NearMap Imagery, 2024.

Existing General Plan Land Use
Contractor Yard at 28585 Hwy74



Source: Riverside Co. GIS, 2024.
NearMap Imagery, 2024.

Proposed General Plan Land Use (Revised 02/2025)
Contractor Yard at 28585 Hwy74



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.1
(ID # 27672)
MEETING DATE:
Monday, May 12, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor’s yard. 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 GPA240060 is initiated by the Board of Supervisors. – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Applicant: Ever Quinn Land, LLC c/o Dennis Beyle – Representative: Albert A. WEBB Associates c/o Aaliyah Webb – Existing Zoning: R-A-10 (Residential Agriculture, 10-acre minimum) and M-SC (Manufacturing – Service Commercial) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Community Development: Light Industrial (CD: LI) – Location: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road – APN: 347-100-001 – 13.34 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

PROPOSED PROJECT

Case Number(s):	GPA240060 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	Elsinore
Zoning Area/District:	Meadowbrook Area
Supervisorial District:	Second District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	347-100-001
Continued From:	



John Hildebrand, Planning Director

5/7/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend a portion of the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (R:RM) to Light Industrial (CD:LI), on one parcel, totaling 13.34 gross acres.

The one parcel is located north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240060 (GPA240060).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R) and Community Development (CD)
Proposed General Plan Foundation Component:	Rural (R) and Community Development (CD)
Existing General Plan Land Use Designation:	Rural Mountainous (R:RM) & Light Industrial (CD:LI)
Proposed General Plan Land Use Designation:	Rural Mountainous (R:RM) & Light Industrial (CD:LI)
Policy / Overlay Area:	Highway 74
Surrounding General Plan Land Uses	
North:	Lake Elsinore Northern Peak Specific Plan (City of Lake Elsinore)
East:	Lake Elsinore Northern Peak Specific Plan (City of Lake Elsinore)
South:	Light Industrial (CD:LI)
West:	Light Industrial (CD:LI) & Rural Mountainous (R:RM)
Existing Zoning Classification:	R-A-10 (Residential Agriculture, 10-acre minimum) & M-SC (Manufacturing – Service Commercial)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Lake Elsinore Northern Peak Specific Plan (City of Lake Elsinore)
East:	Lake Elsinore Northern Peak Specific Plan (City of Lake Elsinore)
South:	M-SC (Manufacturing – Service Commercial)
West:	R-A-10 (Residential Agriculture, 10-acre minimum) &

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	M-SC (Manufacturing – Service Commercial)
Existing Use:	Storage Facility
Surrounding Uses	
North:	Vacant
East:	Machine Shop
South:	Storage Facility
West:	Vacant

Located Within:

City’s Sphere of Influence:	Yes – Lake Elsinore
Community Service Area (“CSA”):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	Yes – 3977 4076
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially within
Airport Influence Area (“AIA”):	No
Environmental Justice Community	Yes – Warm Springs

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

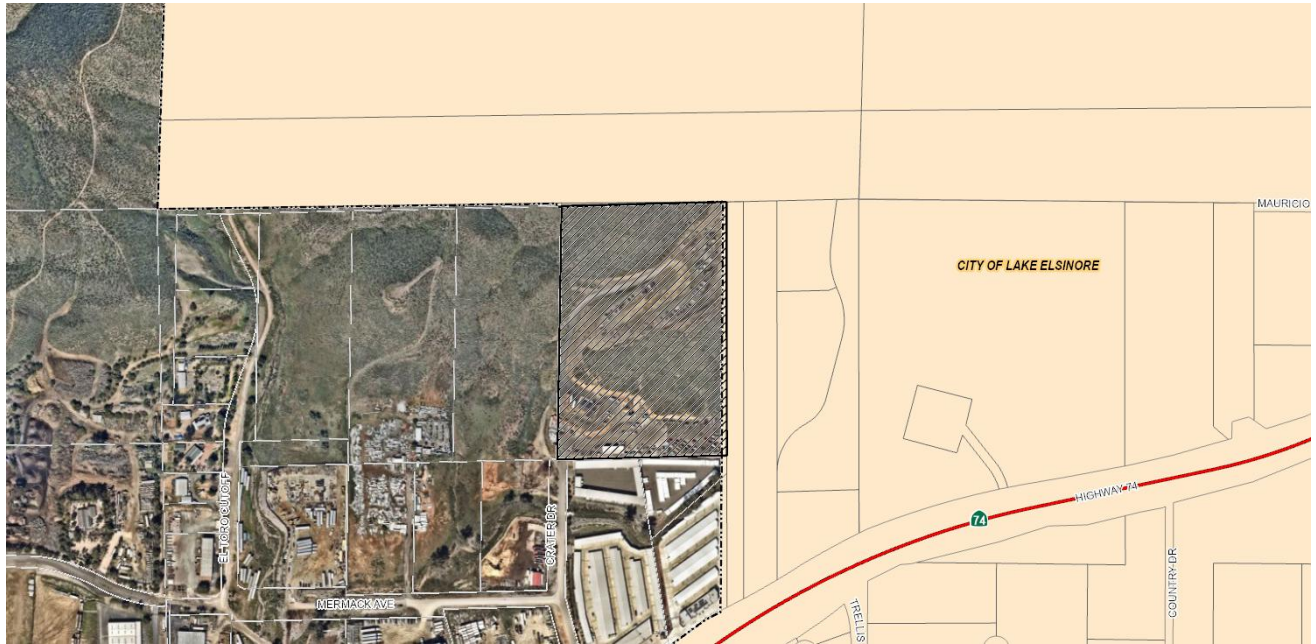


Figure 1: Project Location Map

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.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240060) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

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The parcel is located within the Highway 74 Policy Area, within the Elsinore Area Plan.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If the initiation for GPA240060 is approved, the applicant intends to increase the acreage of the Community Development: Light Industrial (CD: LI) for the existing project site to do an implementing project of a contractor's yard, while maintaining the existing operation.

Proposed Future Land Use:

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation is the Heavy Industrial (HI). The HI land use designation allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances on surrounding uses. Building intensity ranges from 0.15 to 0.5 Floor Area Ratio (FAR).

The proposed Light Industrial (LI) is intended to allow for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 Floor Area Ratio (FAR).

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 1,000 feet of the project site for the General Plan Advisory Committee public hearing.

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

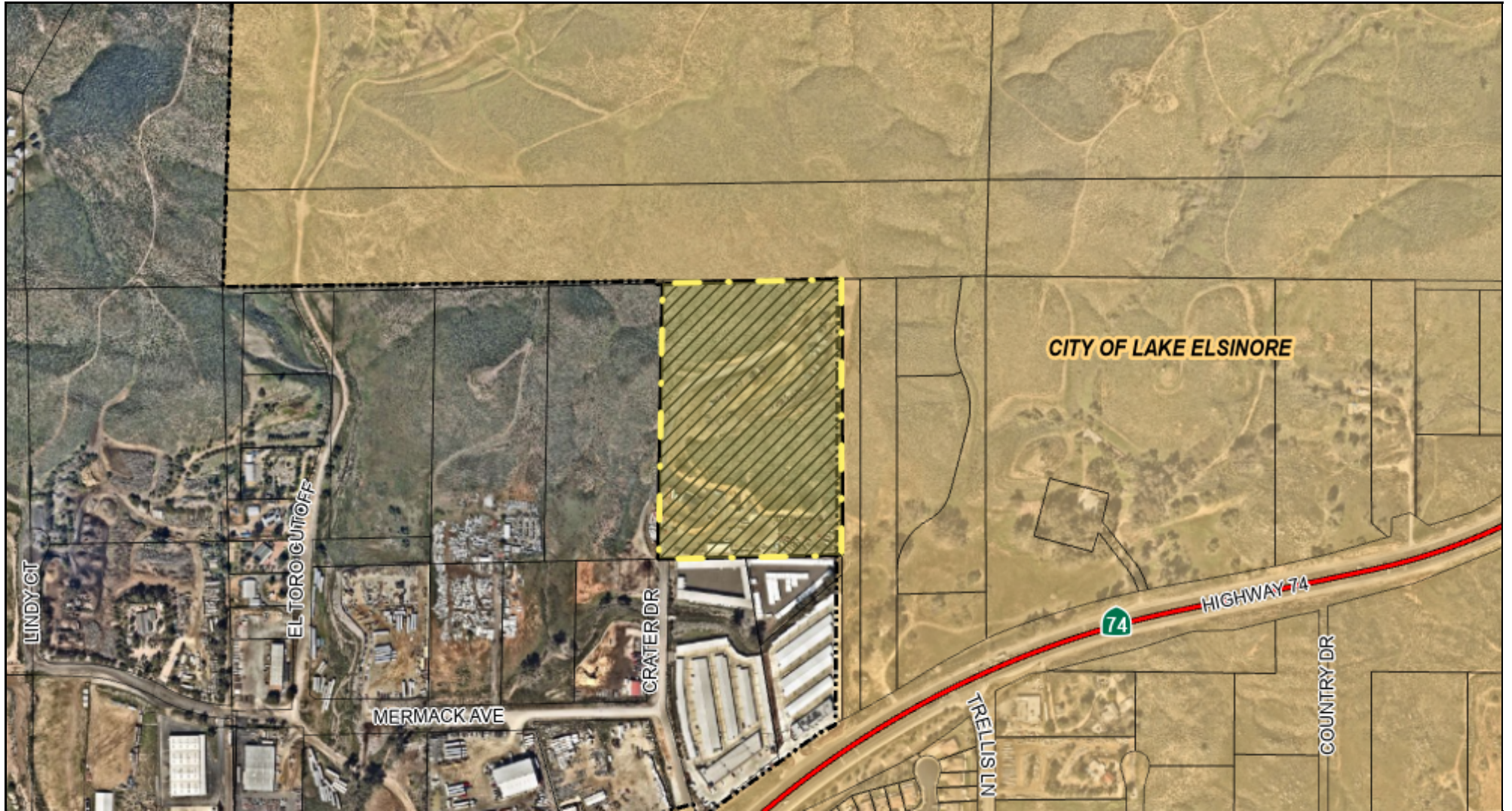
GPA240060

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

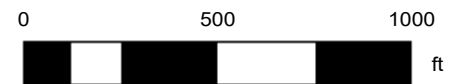
District: 2

Date: 8-19-2024

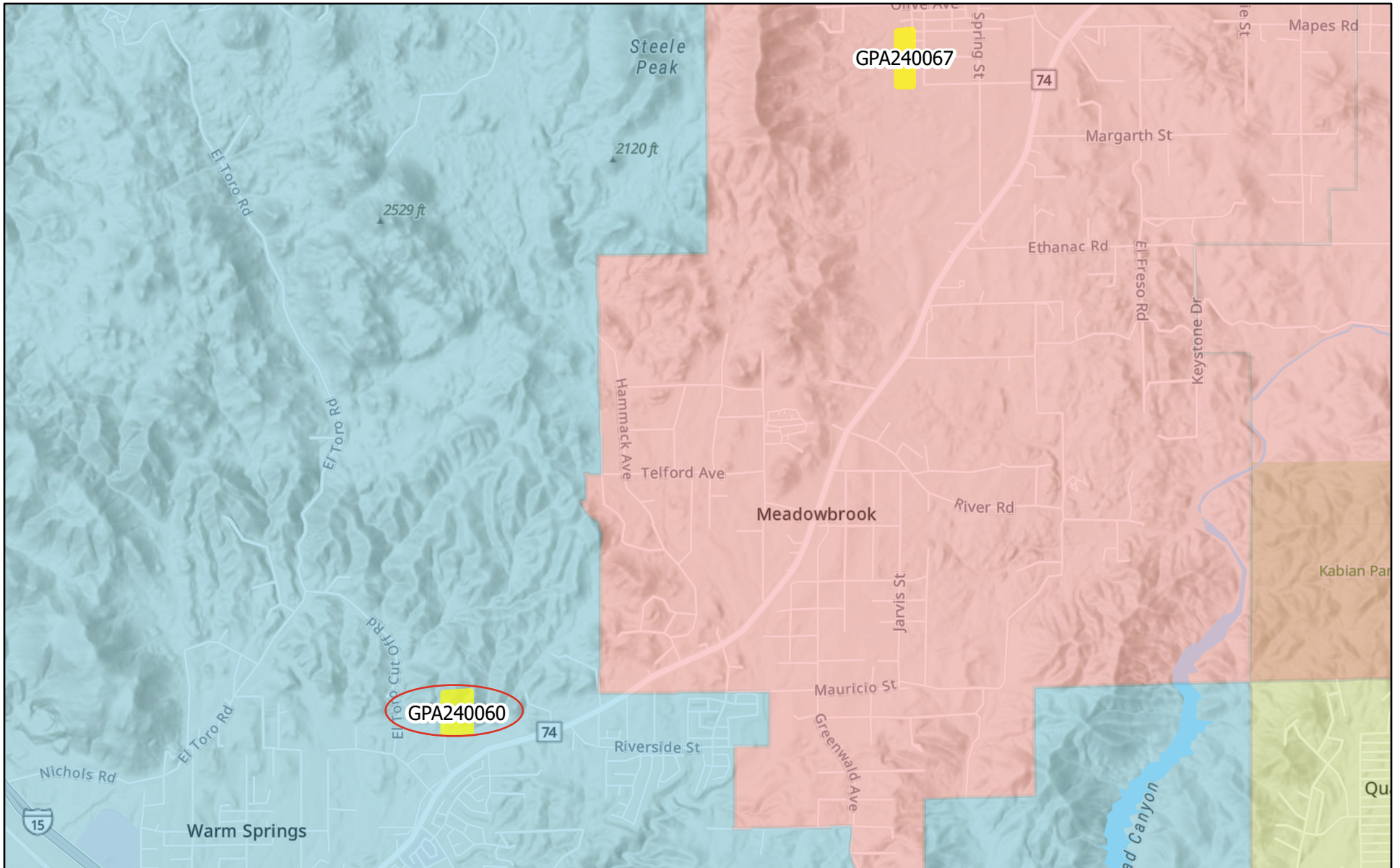


Zoning Area/District: MEADOWBROOK

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FGPA Status Map



12/10/2024

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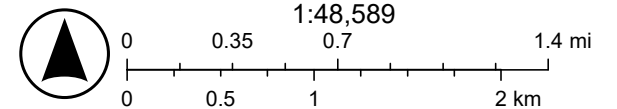
Supervisor Districts - SUPERVISORIAL DISTRICTS

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GPA240060

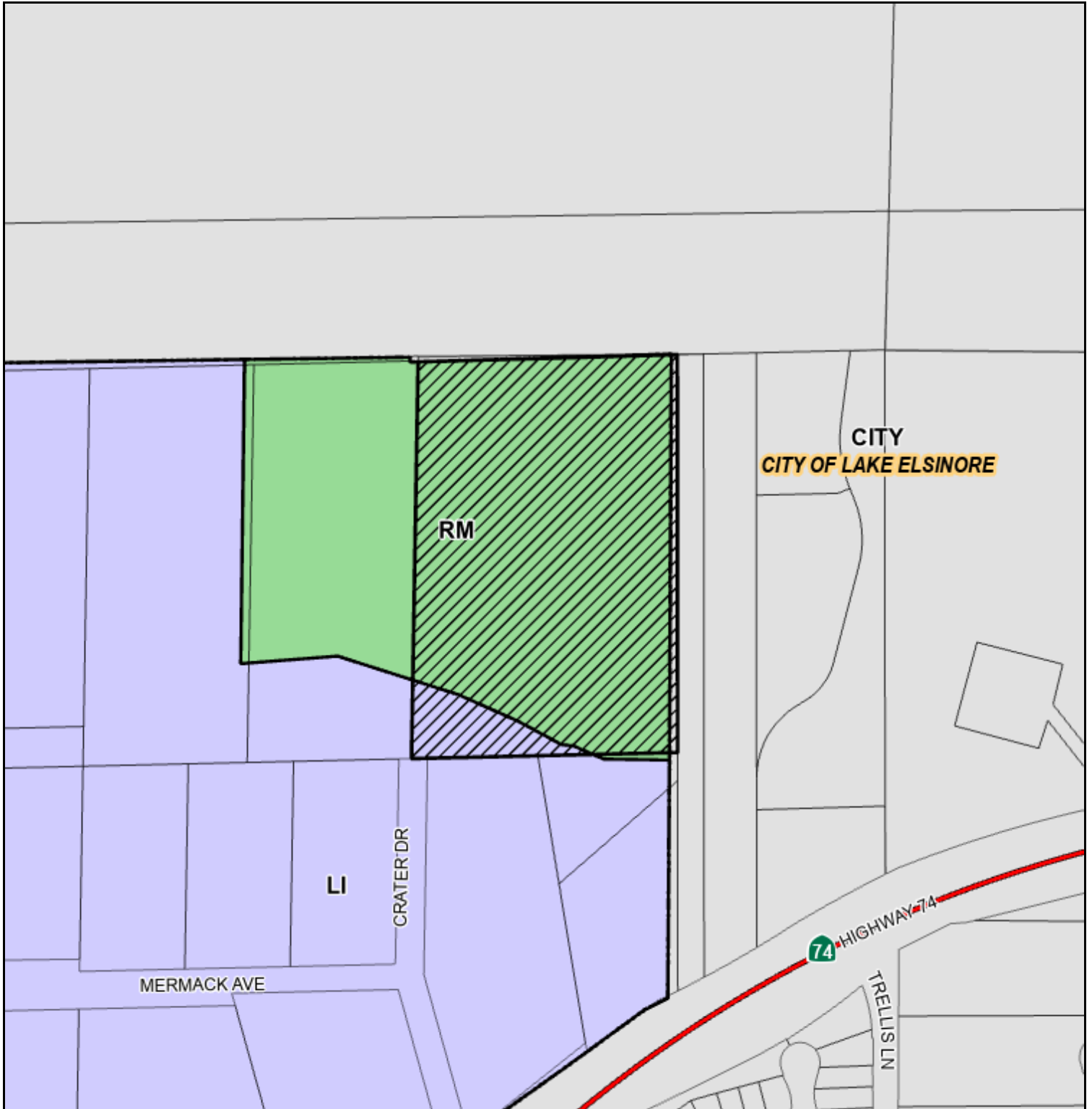
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-19-2024

Exhibit: 5



Zoning Area/District: MEADOWBROOK

Author:



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GPA240060

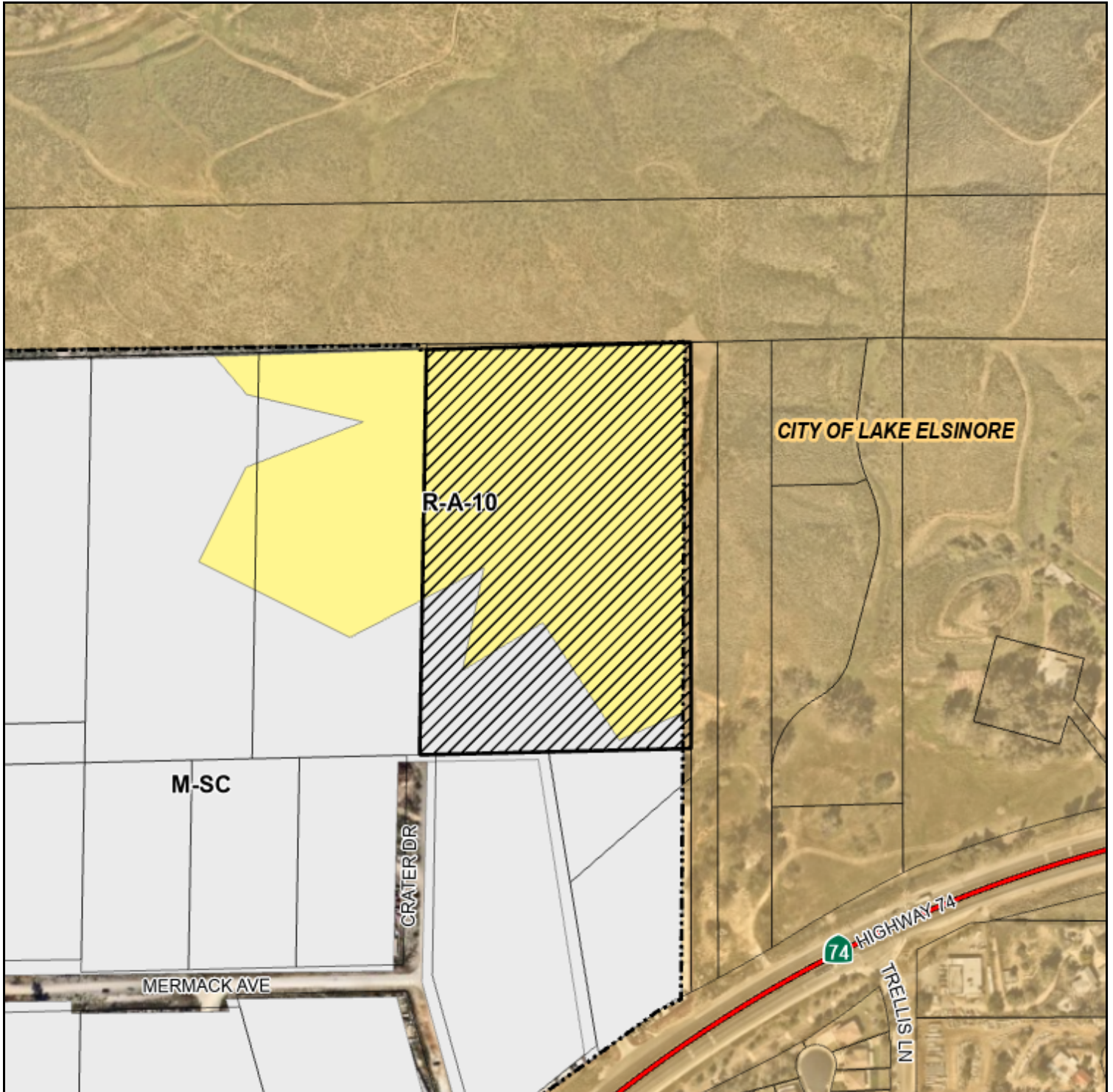
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Supervisor: KAREN SPIEGEL

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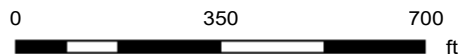
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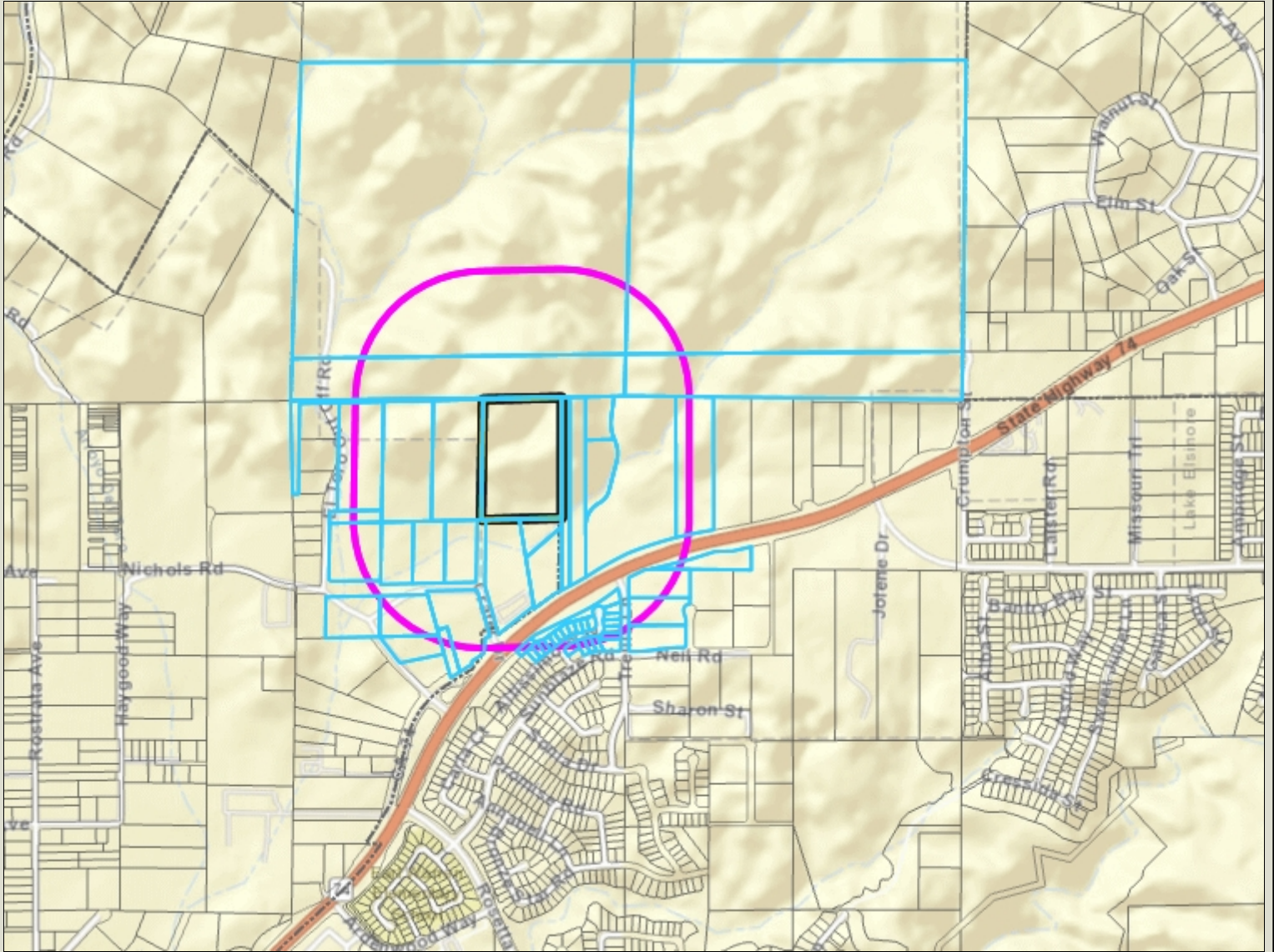


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Riverside County GIS Mailing Labels



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
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Notes



0 1,505 3,009 Feet

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LOS ANGELES CA 90021

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PABON MOISES SR REV LIV TR DTD
11/13/2014 AMD 03/08/2020
300 N PROSPECT AVE
REDONDO BEACH CA 90277

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CITY OF LAKE ELSINORE
130SO MAIN ST
LAKE ELSINORE CA 92530

347130024
AN BANG LUO
4384 JOSEPH CANYON TR
CORONA CA 92881

347471002
SAUL MONTANEZ
45002 EVENING STAR RD
LAKE ELSINORE CA 92532

347471003
SYED BABAR ABBAS
45024 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471004
JOSE J. CAMARGO
45026 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471005
FANXING XIA
5885 MEEKER DR
EASTVALE CA 92880

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FERNANDO NIETO
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IGNACIO LOYA
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RODOLFO RODRIGUEZ
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LAKE ELSINORE CA 92532

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CARLOS ORLANDO SOZA
35754 ASTURIAN WAY
FALLBROOK CA 92028

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JAYANT R. VYAS
4168 CROOKED STICK LN
CORONA CA 92883

347471011
JOSE PENA
45040 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347471012
MARCO ANTONIO PRADO
45042 ALTISSIMO WAY
LAKE ELSINORE CA 92532

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JOE SUAREZ
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DANIAL BUCKMASTER
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JOSE R. KING
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LAKE ELSINORE CA 92532

347471018
LINDA SAM
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LAKE ELSINORE CA 92532

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LORENA DIAZ
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MARGARET R. PHILLIPS
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LAKE ELSINORE CA 92532

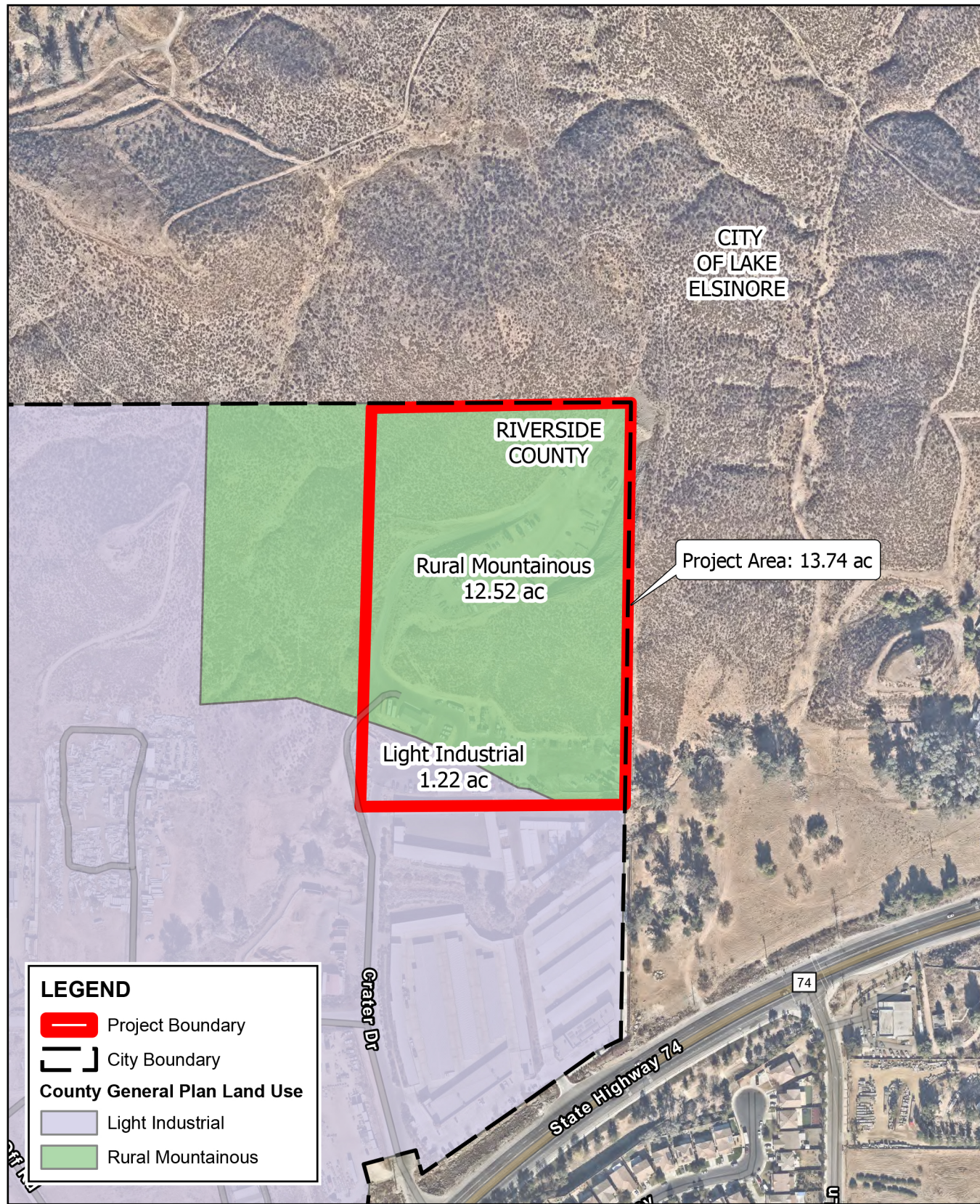
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RENEE LORRAINE CARBAJAL
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ISMAEL CONTRERAS VILLEGAS
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LAKE ELSINORE CA 92532

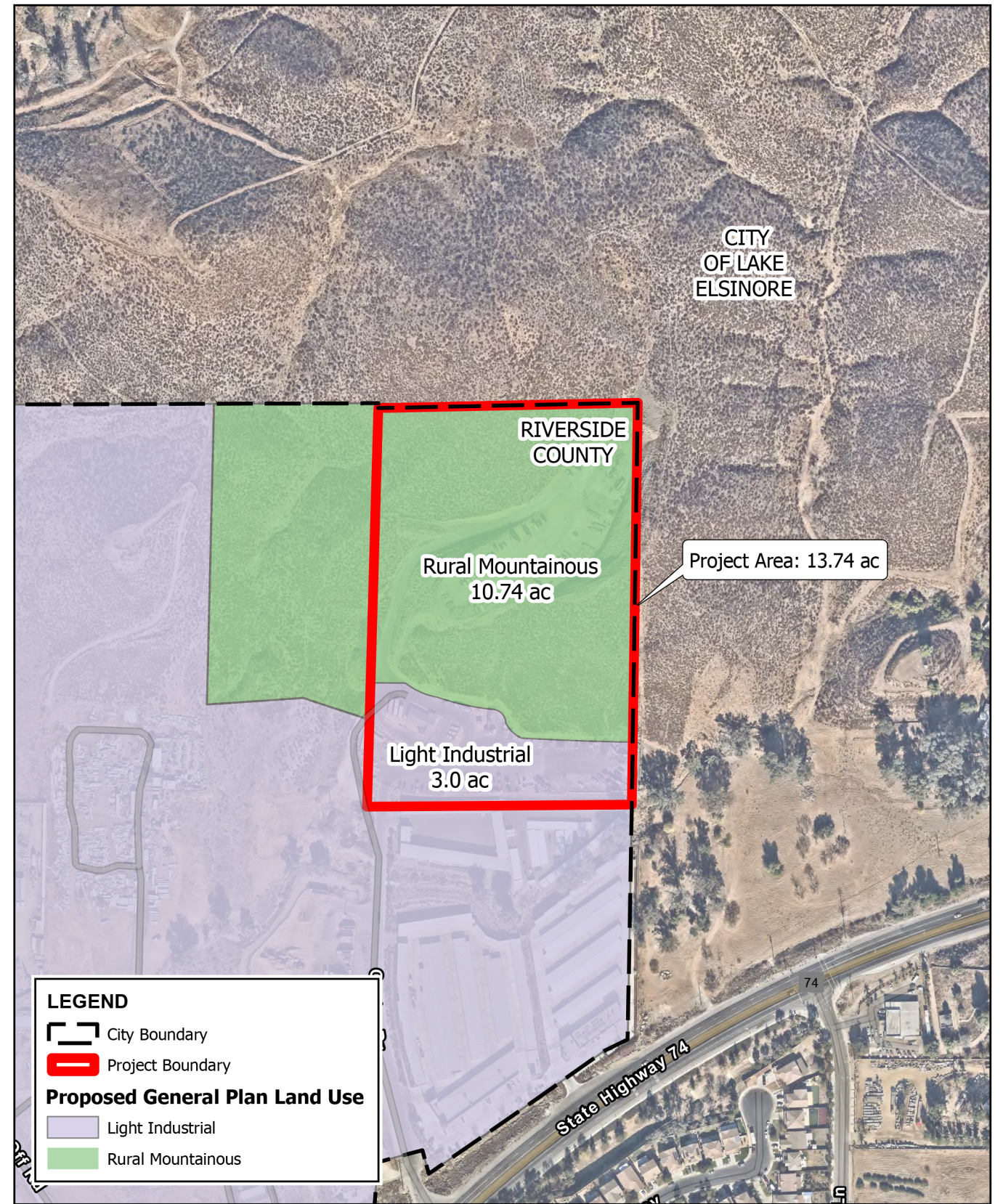
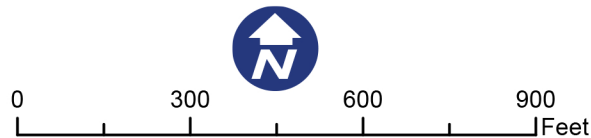
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ROSETTA CANYON COMMUNITY ASSN
2280 WARDLOW CIR SE 150
CORONA CA 92880

347471026
ROSETTA CANYON COMMUNITY ASSN
2280 WARDLOW CIR STE 150
CORONA CA 92880



Source: Riverside Co. GIS, 2024.
NearMap Imagery, 2024.

Existing General Plan Land Use
Contractor Yard at 28585 Hwy74



Source: Riverside Co. GIS, 2024.
NearMap Imagery, 2024.

Proposed General Plan Land Use (Revised 02/2025)
Contractor Yard at 28585 Hwy74



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

(ID # 28185)

MEETING DATE:

Wednesday, July 16, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060) – Applicant: Ever Quinn Land, LLC c/o Dennis Beyle – Representative: Albert A. WEBB Associates c/o Aaliyah Webb – Second Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan – Existing Zoning: R-A-10 (Residential Agriculture, 10-acre minimum) and M-SC (Manufacturing – Service Commercial) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Community Development: Light Industrial (CD: LI) – Location: North of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor’s yard. 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 GPA240060 is initiated by the Board of Supervisors. APN: 347-100-001 – 13.34 Gross Acres – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org.

PROPOSED PROJECT

Case Number(s): GPA240060 (Initiation Proceeding)

Environmental Type: Exemption

Area Plan No. Elsinore

Zoning Area/District: Meadowbrook Area

Supervisorial District: Second District

Project Planner: Elizabeth Mora-Rodriguez

Project APN(s): 347-100-001

Continued From:


John Hildebrand, Planning Director 7/9/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend a portion of the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Use Designation from Rural Mountainous (R: RM) to Light Industrial (CD: LI), on one parcel, totaling 13.34 gross acres.

The one parcel is located north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240060 (GPA240060).

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:		Rural (R) and Community Development (CD)
Proposed General Plan Foundation Component:		Rural (R) and Community Development (CD)
Existing General Plan Land Use Designation:		Rural Mountainous (R: RM) Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:		Rural Mountainous (R: RM) Light Industrial (CD: LI)
	Policy / Overlay Area:	Highway 74
Surrounding General Plan Land Uses		
	North:	Lake Elsinore Northern Peak Specific Plan
	East:	Lake Elsinore Northern Peak Specific Plan
	South:	Light Industrial (LI)
	West:	Light Industrial (LI) & Rural Mountainous (RM)
Existing Zoning Classification:		R-A-10 (Residential Agriculture, 10-acre minimum) & M-SC (Manufacturing – Service Commercial)
Proposed Zoning Classification:		N/A
Surrounding Zoning Classifications		
	North:	Lake Elsinore Northern Peak Specific Plan
	East:	Lake Elsinore Northern Peak Specific Plan

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	South: M-SC (Manufacturing – Service Commercial)
	West: R-A-10 (Residential Agriculture, 10-acre minimum) & M-SC (Manufacturing – Service Commercial)
Existing Use:	Storage Facility
Surrounding Uses	
North:	Vacant
East:	Machine Shop
South:	Storage Facility
West:	Vacant

Located Within:

City’s Sphere of Influence:	Yes – Lake Elsinore
Community Service Area (“CSA”):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15 – 45 Miles)
WRCMSHCP Criteria Cell:	Yes – 3977 4076
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially within
Airport Influence Area (“AIA”):	No
Environmental Justice Community	Yes – Warm Springs

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

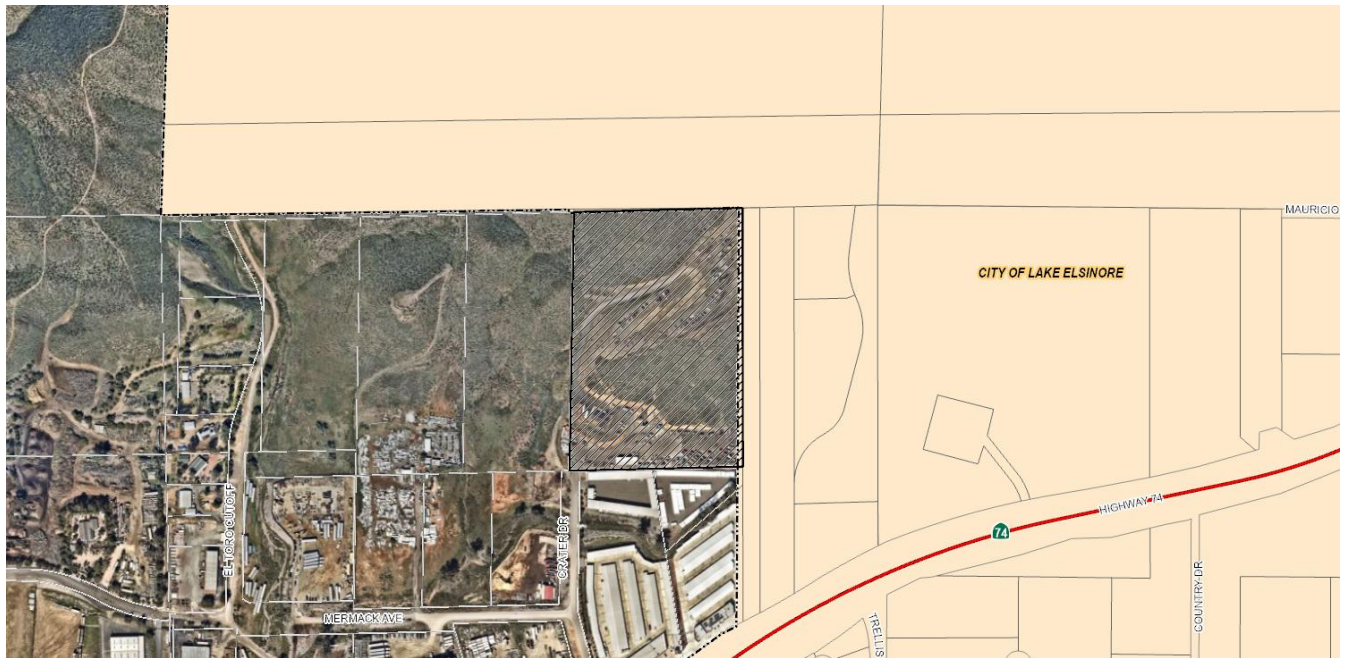


Figure 1: Project Location Map

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.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240060) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal:

FC-GPA240060 is a proposal to change a portion of the project site's Foundation Component Land Use Designation from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (R: RM) to Light Industrial (CD: LI) to allow for the development of a contractor's yard.

The parcel is located in the Elsinore Area Plan within the Highway 74 Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If the initiation for GPA240060 is approved, the applicant intends to increase the acreage of the Community Development: Light Industrial (CD: LI) for the existing project site to submit an implementing project of a contractor's yard, while maintaining the existing operation.

Proposed Future Land Use:

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation is the Heavy Industrial (HI). The HI land use designation allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances on surrounding uses. Building intensity ranges from 0.15 to 0.5 Floor Area Ratio (FAR).

The proposed Light Industrial (CD: LI) is intended to allow for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 Floor Area Ratio (FAR).

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 1,000 feet of the project site for the General Plan Advisory Committee public hearing.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240060 was held before the General Plan Advisory Committee on May 12, 2025. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

No comments were received in favor or against initiation of a General Plan Amendment. The Committee discussed the project. No issues were brought up by the Committee. After discussion, the committee closed the public hearing.

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

Support: 2nd District

Against:

Neutral:

Not Present: 1st, 3rd, 4th and 5th Districts

Abstain:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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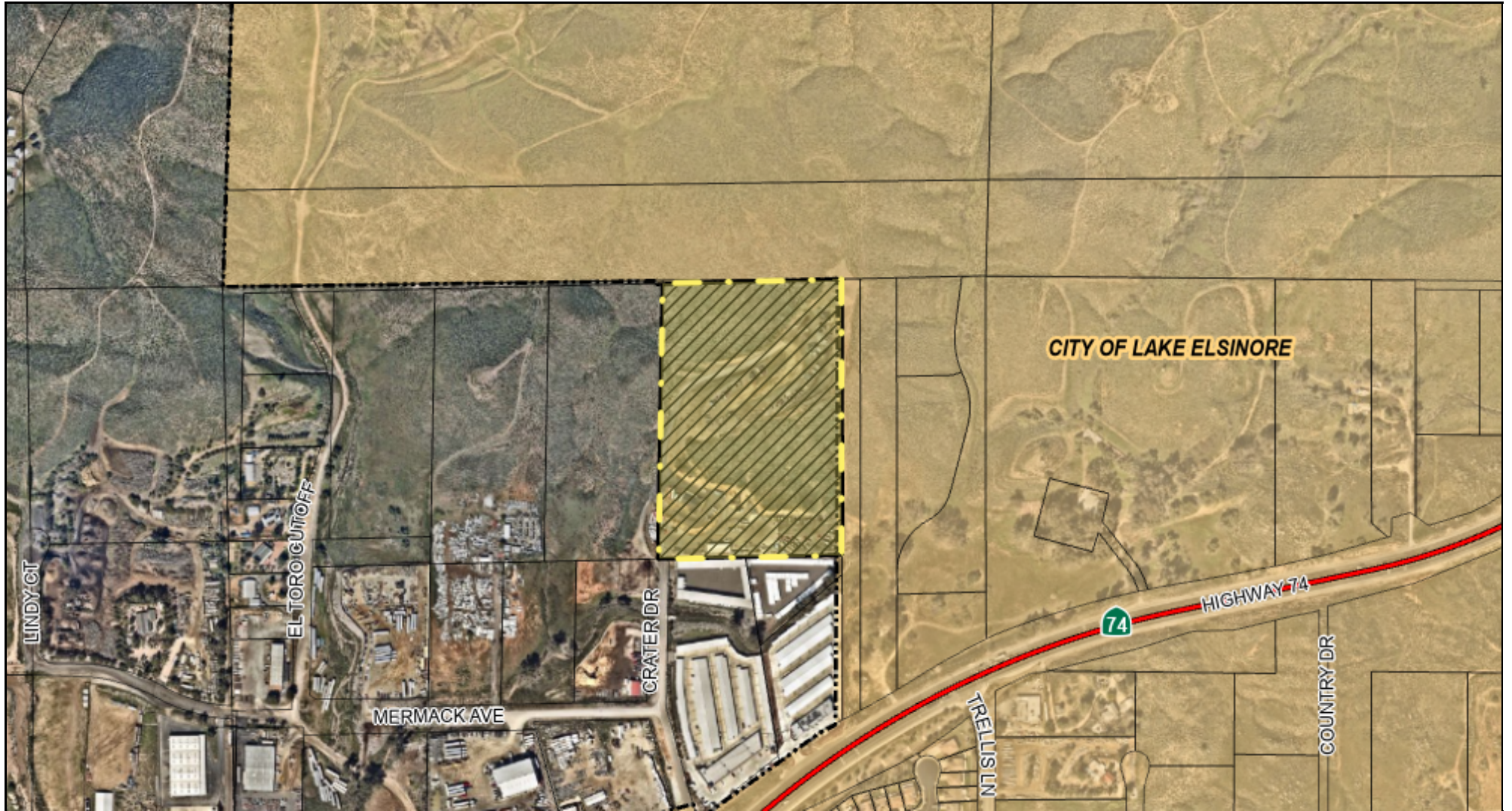
GPA240060

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Supervisor: KAREN SPIEGEL

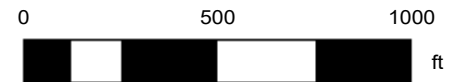
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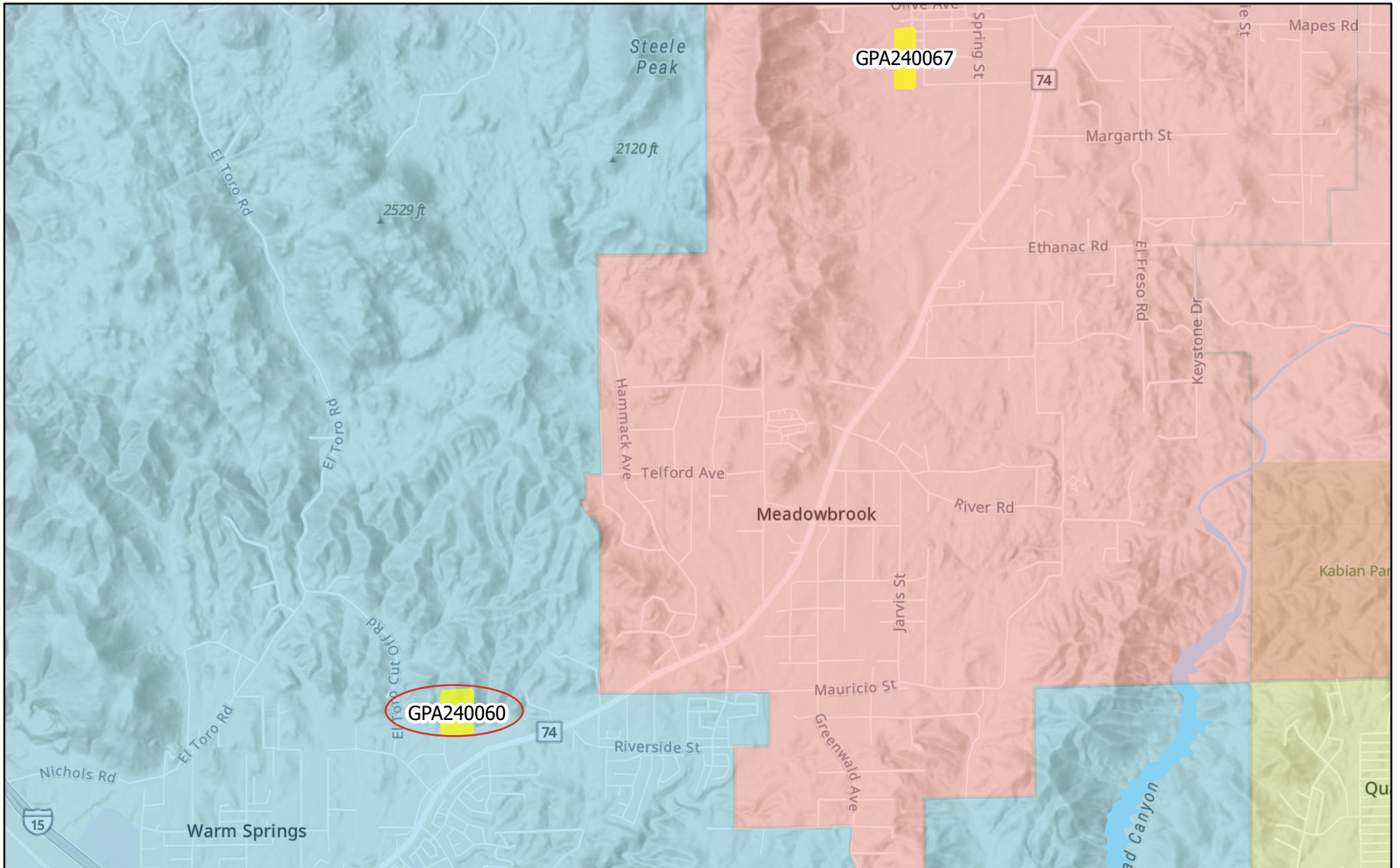


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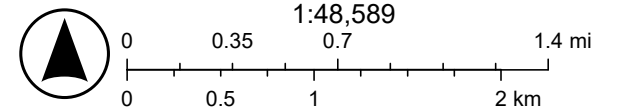
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GPA240060

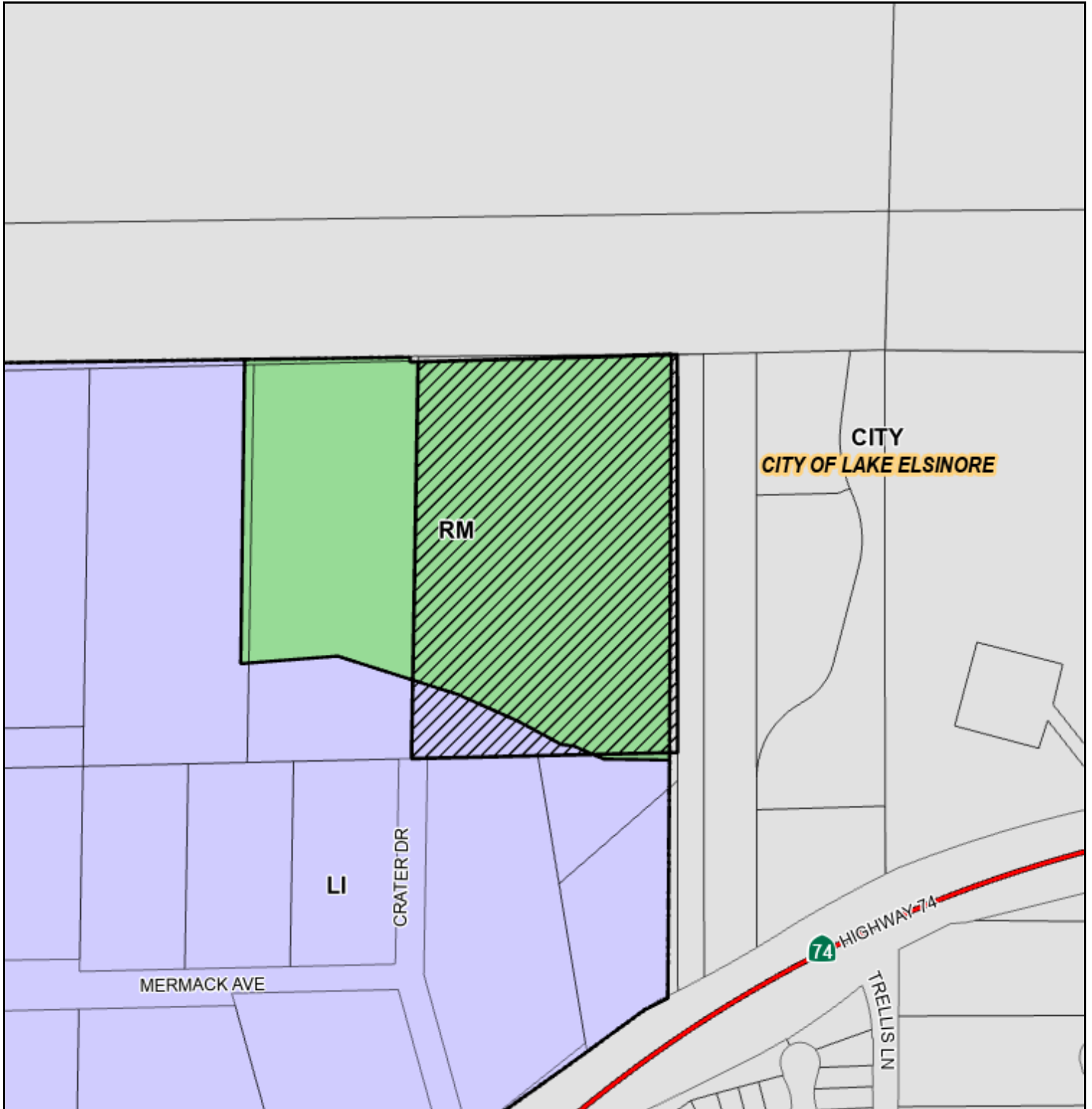
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Supervisor: KAREN SPIEGEL

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Date: 8-19-2024

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Author:



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GPA240060

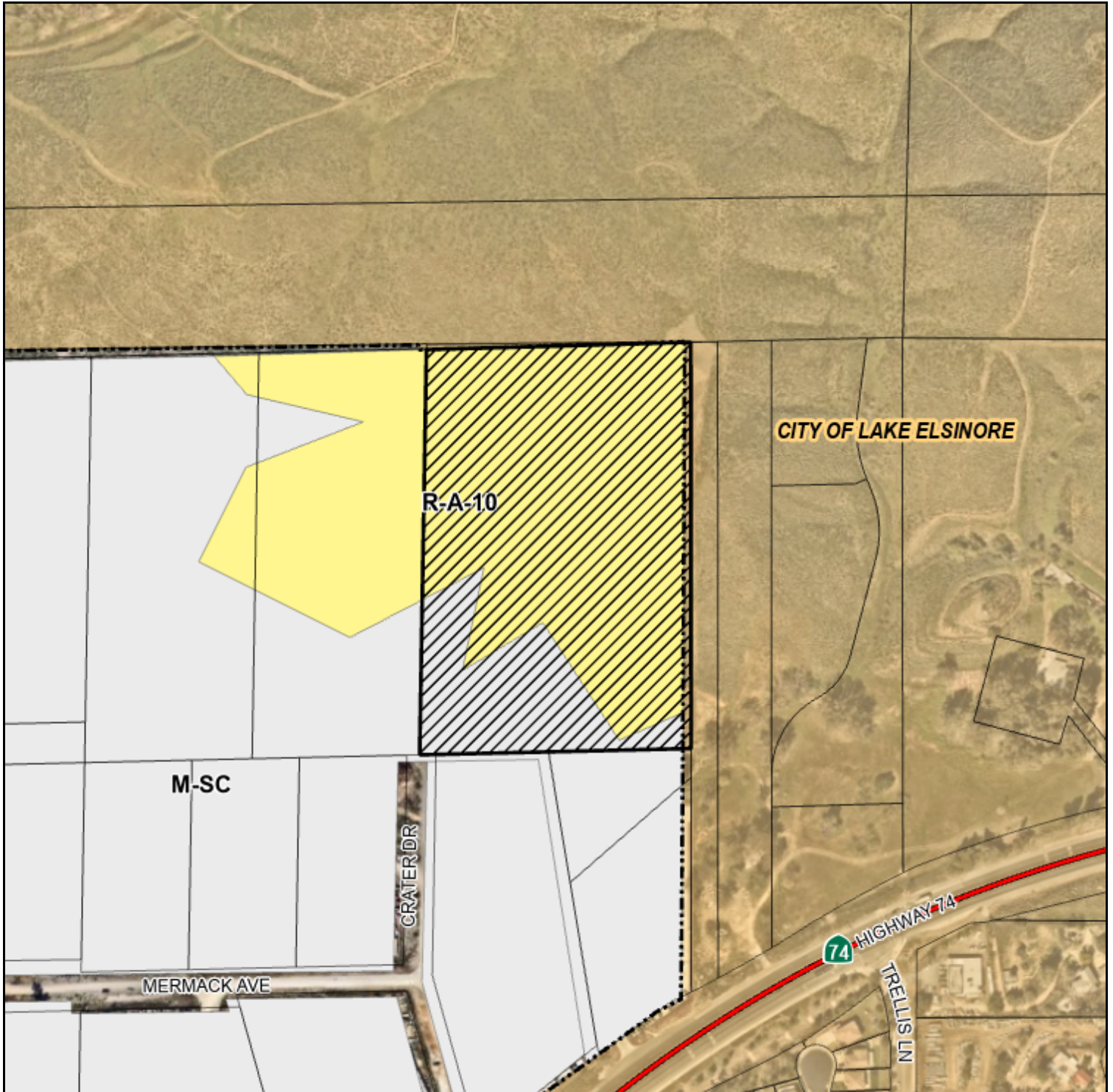
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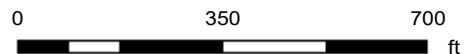
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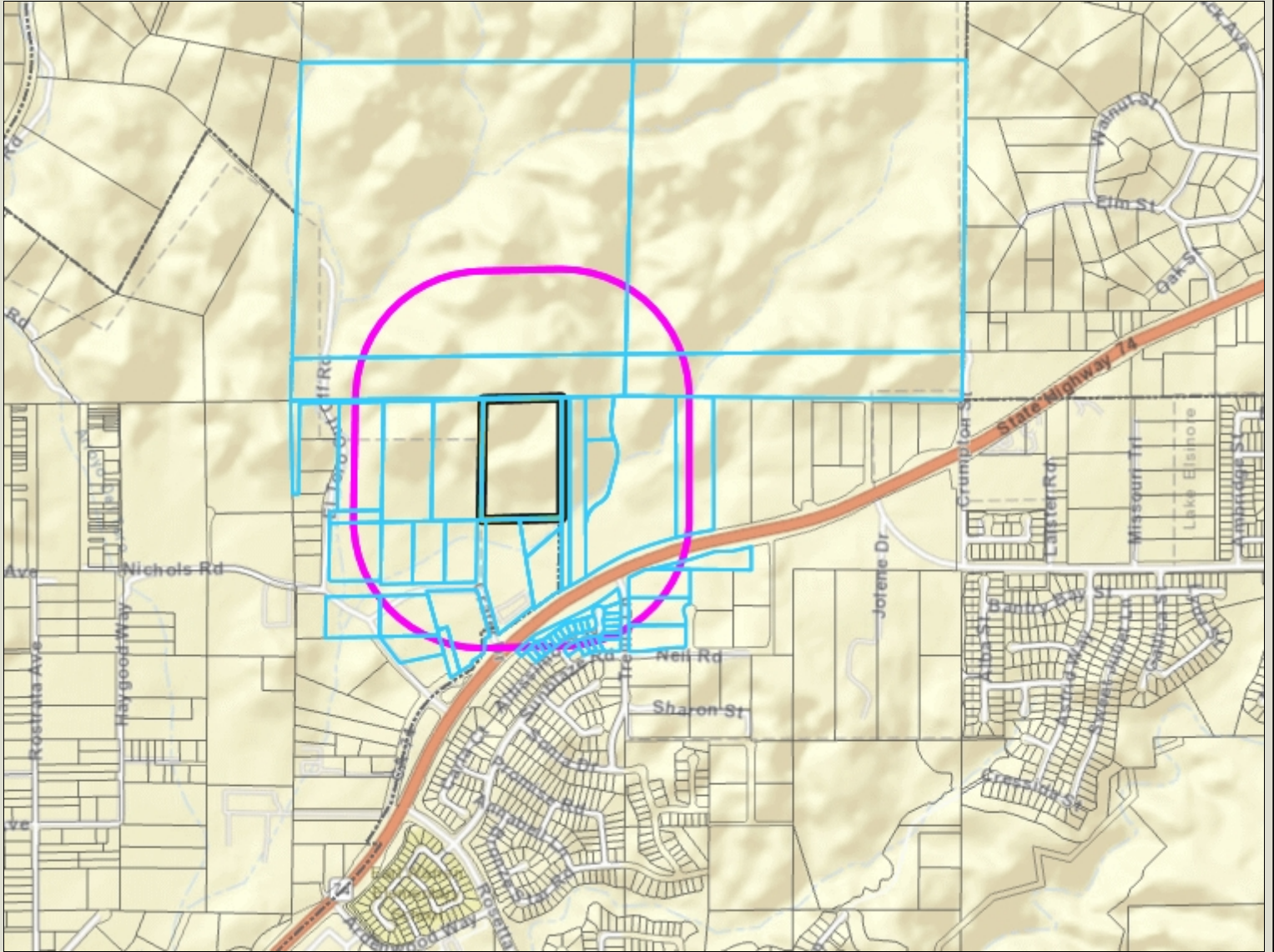


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130SO MAIN ST
LAKE ELSINORE CA 92530

347130024
AN BANG LUO
4384 JOSEPH CANYON TR
CORONA CA 92881

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LAKE ELSINORE CA 92532

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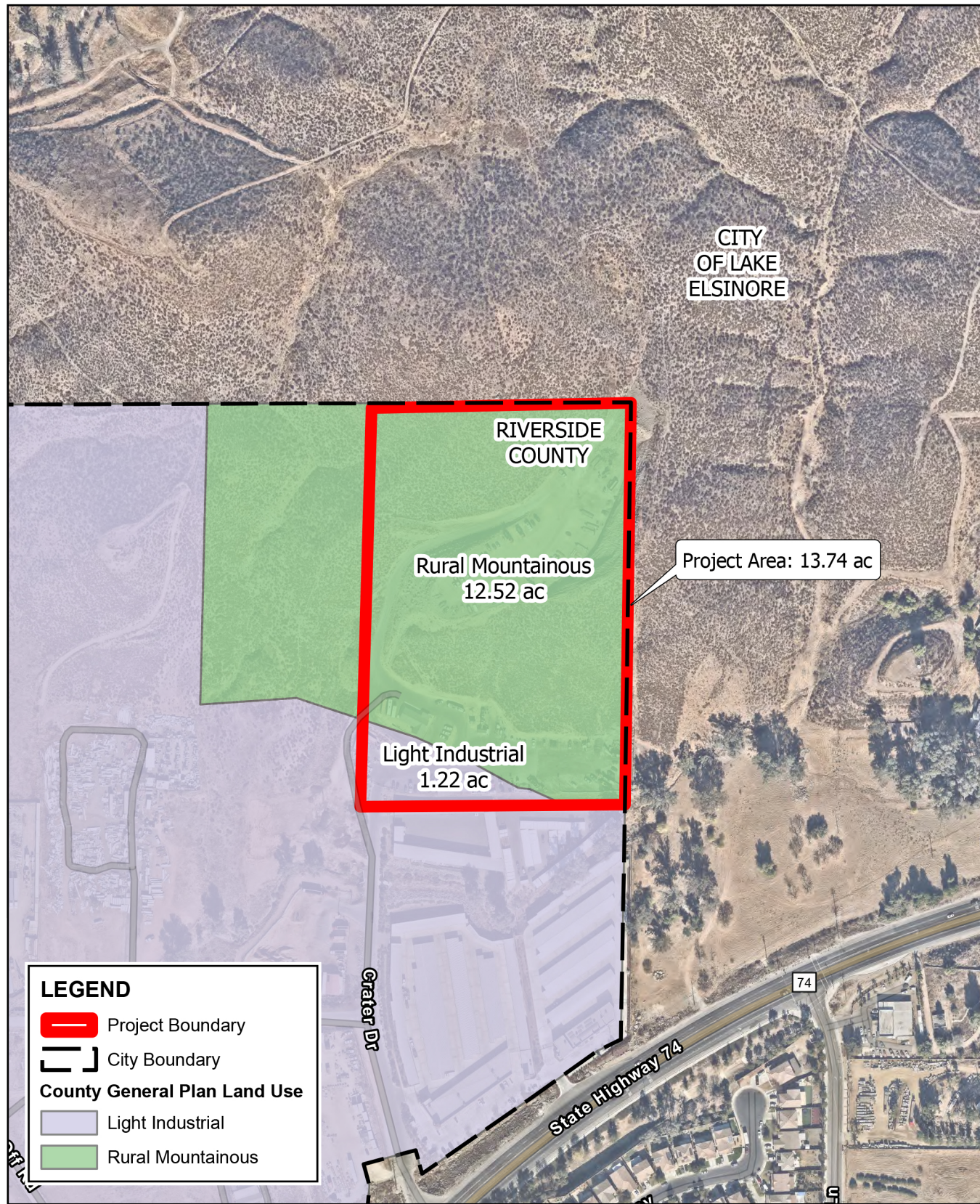
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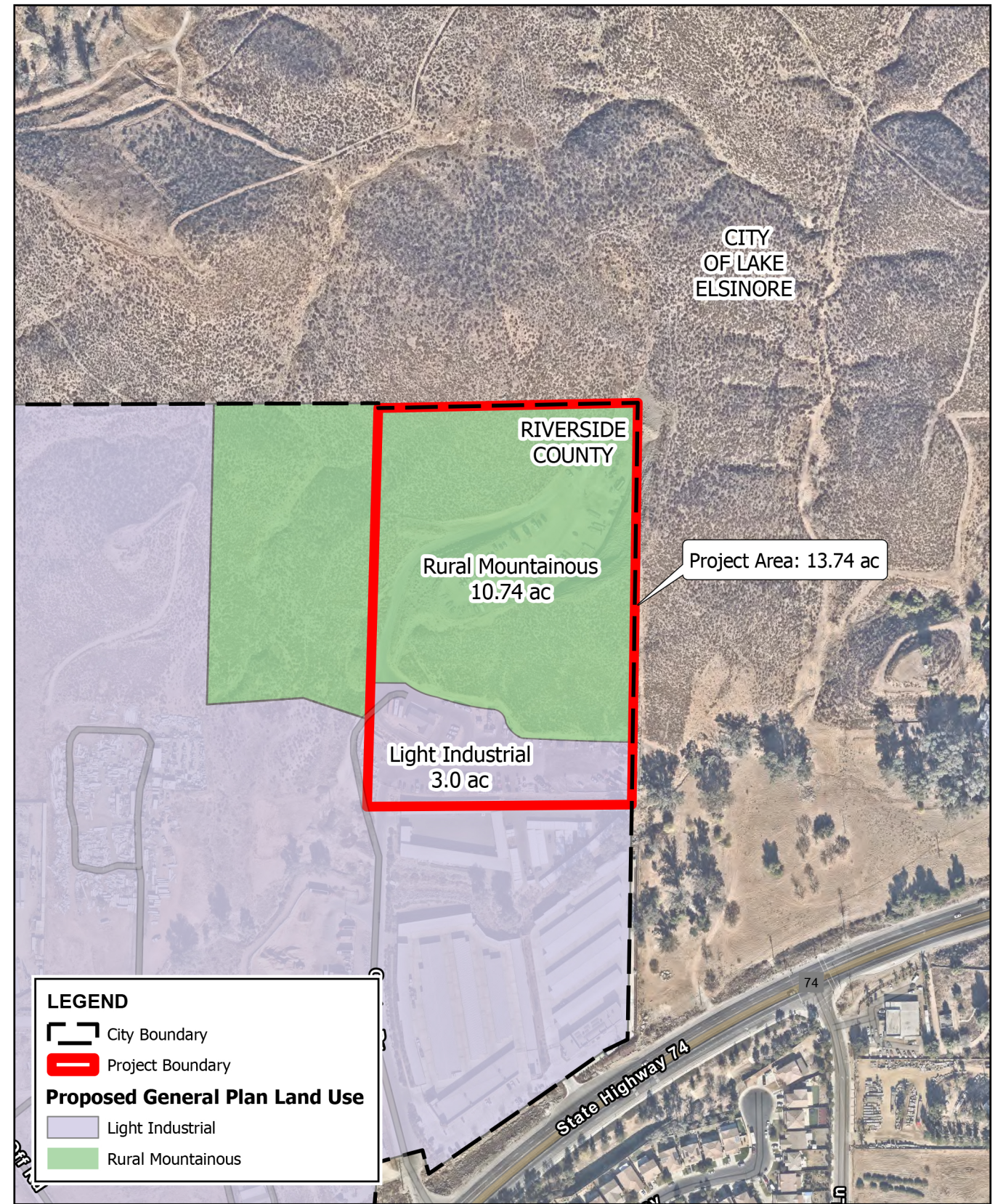
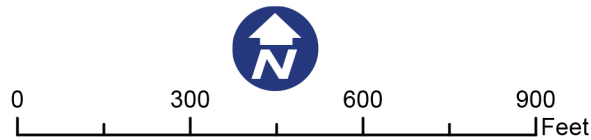
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ROSETTA CANYON COMMUNITY ASSN
2280 WARDLOW CIR SE 150
CORONA CA 92880

347471026
ROSETTA CANYON COMMUNITY ASSN
2280 WARDLOW CIR STE 150
CORONA CA 92880



Source: Riverside Co. GIS, 2024.
NearMap Imagery, 2024.

Existing General Plan Land Use
Contractor Yard at 28585 Hwy74



Source: Riverside Co. GIS, 2024.
NearMap Imagery, 2024.

Proposed General Plan Land Use (Revised 02/2025)
Contractor Yard at 28585 Hwy74



41 x 2 = 82

RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: November 4, 2025

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Elizabeth Mora-Rodriguez)

MinuteTraq #: 29025

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 (GPA240060) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor’s yard. 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 GPA240060 is initiated by the Board of Supervisors. – **Second Supervisorial District** – Meadowbrook Zoning Area – Elsinore Area Plan – Applicant: Ever Quinn Land, LLC c/o Dennis Beyle – Representative: Albert A. WEBB Associates c/o Aaliyah Webb – Existing Zoning: R-A-10 (Residential Agriculture, 10-acre minimum) and M-SC (Manufacturing – Service Commercial) – Existing Land Use: Rural: Rural Mountainous (R: RM) and Community Development: Light Industrial (CD: LI) – **Location:** north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road – APN: 347-100-001 – 13.34 Gross Acres – Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024. – District 2. [Applicant Fees 100%]

Planning Commission Date: May 21, 2025 / Commissioner Vote: 1st, 2nd, 3rd, & 5th Districts – Support; 4th District - Absent

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Place on Consent Calendar
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Notify Property Owners (app/agencies/property owner labels provided)
- Place on Section Initiation Proceeding (GPIP)

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

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

“Planning Our Future... Preserving Our Past”

22.2

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WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
4080 LEMON ST FL 3RD
RIVERSIDE CA 92501

347090002
DE LA HERRAN REVOCABLE LIVING FAMILY
TRUST
5116 BRANDING IRON PL
RANCHO CUCAMONGA CA 91739

347090003
JOEL CORONADO
10403 COUSER WAY
VALLEY CENTER CA 92082

347090004
DEALER CABINETRY DEPOT
2591 E SCARLETT LN
ONTARIO CA 91762

347090005
TURBOSCAPE INC
P O BOX 1062
LAKE ELSINORE CA 92531

347090030
O & W HOLDINGS
30650 SAN PASQUAL RD
TEMECULA CA 92591

347090045
JJJ HWY 74
27475 YNEZ RD # 392
TEMECULA CA 92591

347090046
HASHEMI FAMILY TRUST 6/26/08
765 S FAIRWAY LN
ANAHEIM CA 92807

347090047
BUREK RON & HEATHER LIVING TR DECL
DTD 12/13/07 AMND & RSTD 2018
20 OLD RANCH RD
LAGUNA NIGUEL CA 92677

347100001
LOIS STAFFORD
32 RANCHO CIRCLE
LAKE FOREST CA 92630

347100011
HIGHWAY 74 COMMERCIAL PARK
1801 AVENIDA SALVADOR
SAN CLEMENTE CA 92672

347100023
PRIME STORAGE LAKE ELSINORE
85 RAILROAD PL
SARATOGA SPRINGS NY 12866

347110047
JOSE G. MORENO
28310 TRELIS LN
LAKE ELSINORE CA 92531

347110048
ABOOD FAMILY TRUST DATED 3/23/1990
TRUST A SURVIVORS TRUST
1401 ELWOOD ST
LOS ANGELES CA 90021

347110076
PABON MOISES SR REV LIV TR DTD
11/13/2014 AMD 03/08/2020
300 N PROSPECT AVE
REDONDO BEACH CA 90277

347110089
CITY OF LAKE ELSINORE
130SO MAIN ST
LAKE ELSINORE CA 92530

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RODRIGUEZ MARTIN REYES LIVING TRUST
DTD 08/25/21
PO BOX 6139
LA PUENTE CA 91747

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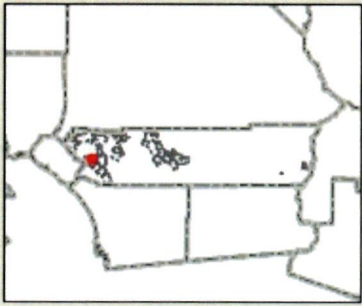
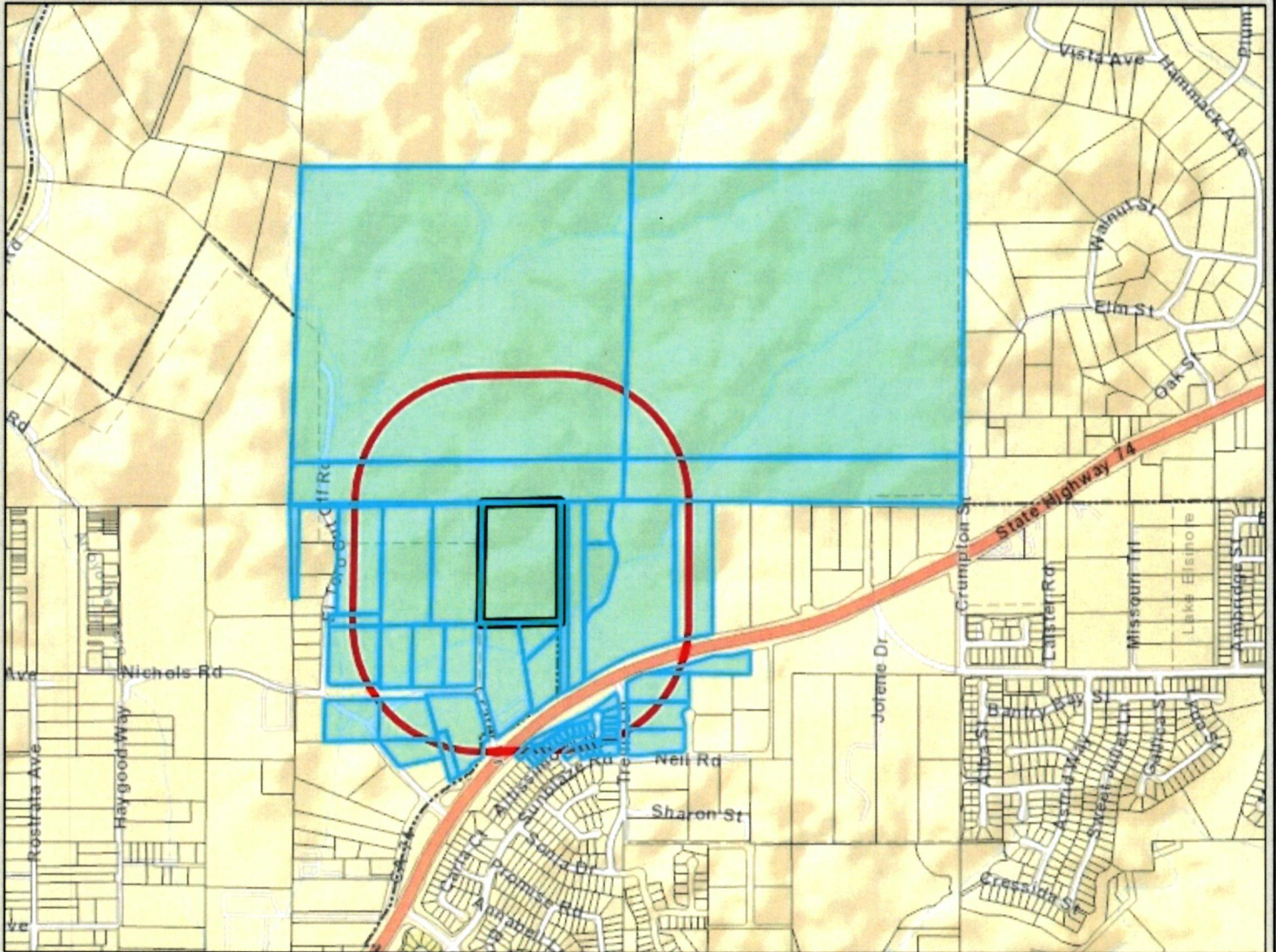
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2280 WARDLOW CIR STE 150
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Riverside County GIS Mailing Labels



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

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 10/1/2025 3:53:40 PM

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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 240060 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de Noviembre de 2025 a las 10:00 A. M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240060 al Plan General del Componente de Cimentación**. El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240060 para cambiar el componente de fundación del plan general de una parte de una (1) parcela de Rural: Rural Montañoso (R: RM) a Desarrollo Comunitario: Industrial Ligero (CD: LI), para permitir la presentación de una solicitud para un proyecto de implementación del patio de un contratista. 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 proyecto GPA240060. La Enmienda al Plan General se encuentra en el APN: 347-100-001. Este proyecto propuesto se ubica al norte de la Carretera 74, al este de El Toro Cutoff Road, al sur de Rocky Hills Road y al oeste de Walling Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240060 y, de ser recomendada, **ADOpte** una orden que inicie la Enmienda al Plan General N.º GPA240060 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 ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO A EMORARODRIGUEZ@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: 3 de Octubre de 2025

Por: Kimberly A. Rector, Secretaria de Juntas
Naomy Sicra, Asistente de Secretaria de Juntas

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060
IN THE SECOND SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240060**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor's yard. 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 GPA240060 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 347-100-001. This proposed project is located: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240060 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240060 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 ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 OR EMAIL EMORARODRIGUEZ@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 3, 2025

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

C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 IN THE SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240060**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor's yard. 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 GPA240060 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 347-100-001. This proposed project is located: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240060 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240060 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 ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 OR EMAIL EMORARODRIGUEZ@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.

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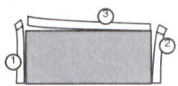
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: October 3, 2025

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

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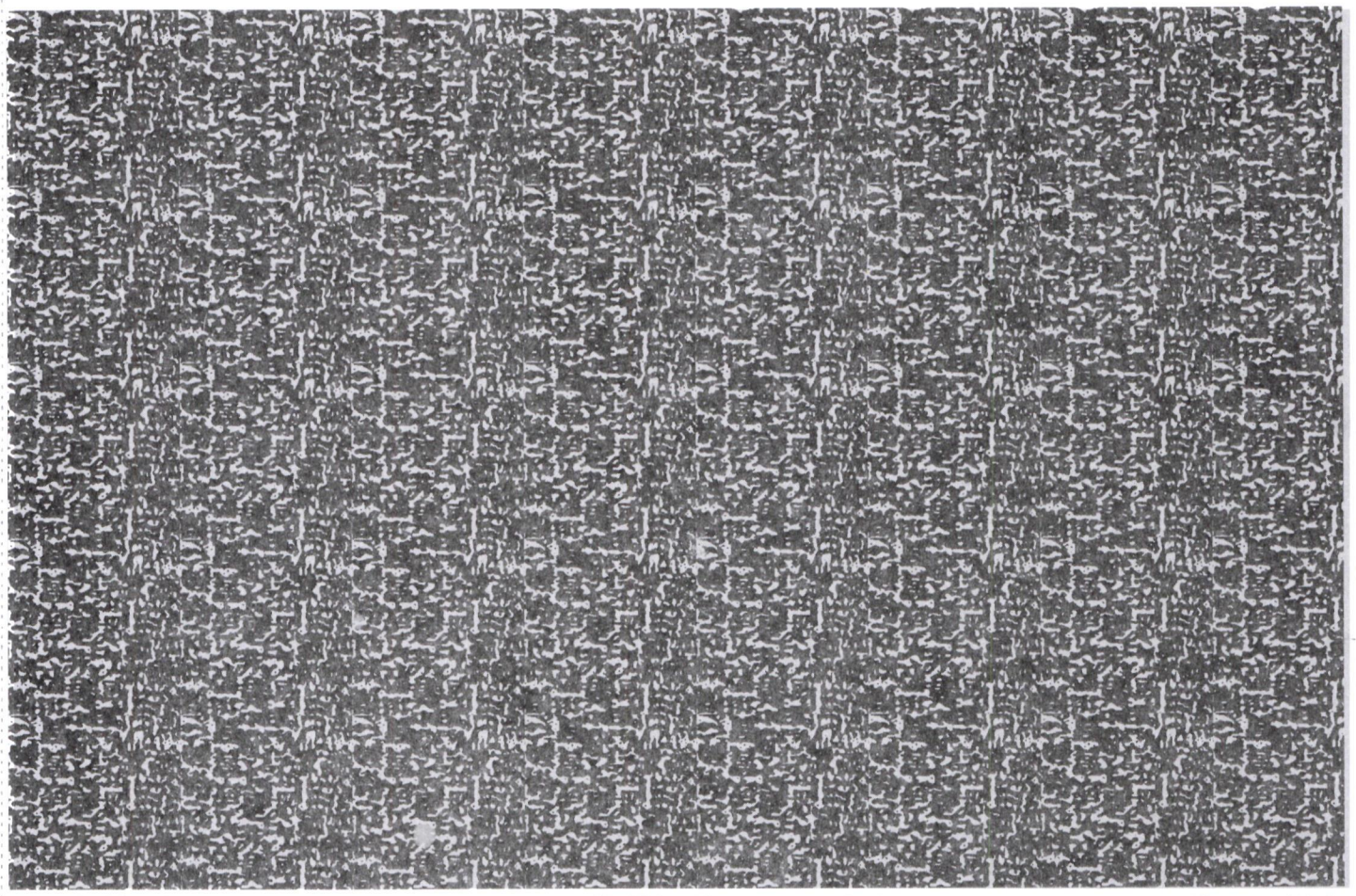
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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

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PUBLIC HEARING NOTICE
This may affect your property

SEE OTHER SIDE FOR
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SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

347020004
WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
4080 LEMON ST FL 3RD
RIVERSIDE CA 92501

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 OCT -6 AM 11:01

HYJ-SMN 92501



C AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240060 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.º piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de Noviembre de 2025 a las 10:00 A. M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240060 al Plan General del Componente de Cimentación**. El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240060 para cambiar el componente de fundación del plan general de una parte de una (1) parcela de Rural: Rural Montañoso (R: RM) a Desarrollo Comunitario: Industrial Ligero (CD: LI), para permitir la presentación de una solicitud para un proyecto de implementación del patio de un contratista. 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 proyecto GPA240060. La Enmienda al Plan General se encuentra en el APN: 347-100-001. Este proyecto propuesto se ubica al norte de la Carretera 74, al este de El Toro Cutoff Road, al sur de Rocky Hills Road y al oeste de Walling Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240060 y, de ser recomendada, **ADOpte** una orden que inicie la Enmienda al Plan General N.º GPA240060 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 ELIZABETH MORA-RODRIGUEZ, PLANIFICADORA DEL PROYECTO, AL (951) 955-3024 O ENVÍE UN CORREO ELECTRÓNICO A EMORARODRIGUEZ@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.

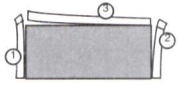
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia 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: 3 de Octubre de 2025

Por: Kimberly A. Rector, Secretaria de Juntas
Naomy Sicra, Asistente de Secretaria de Juntas

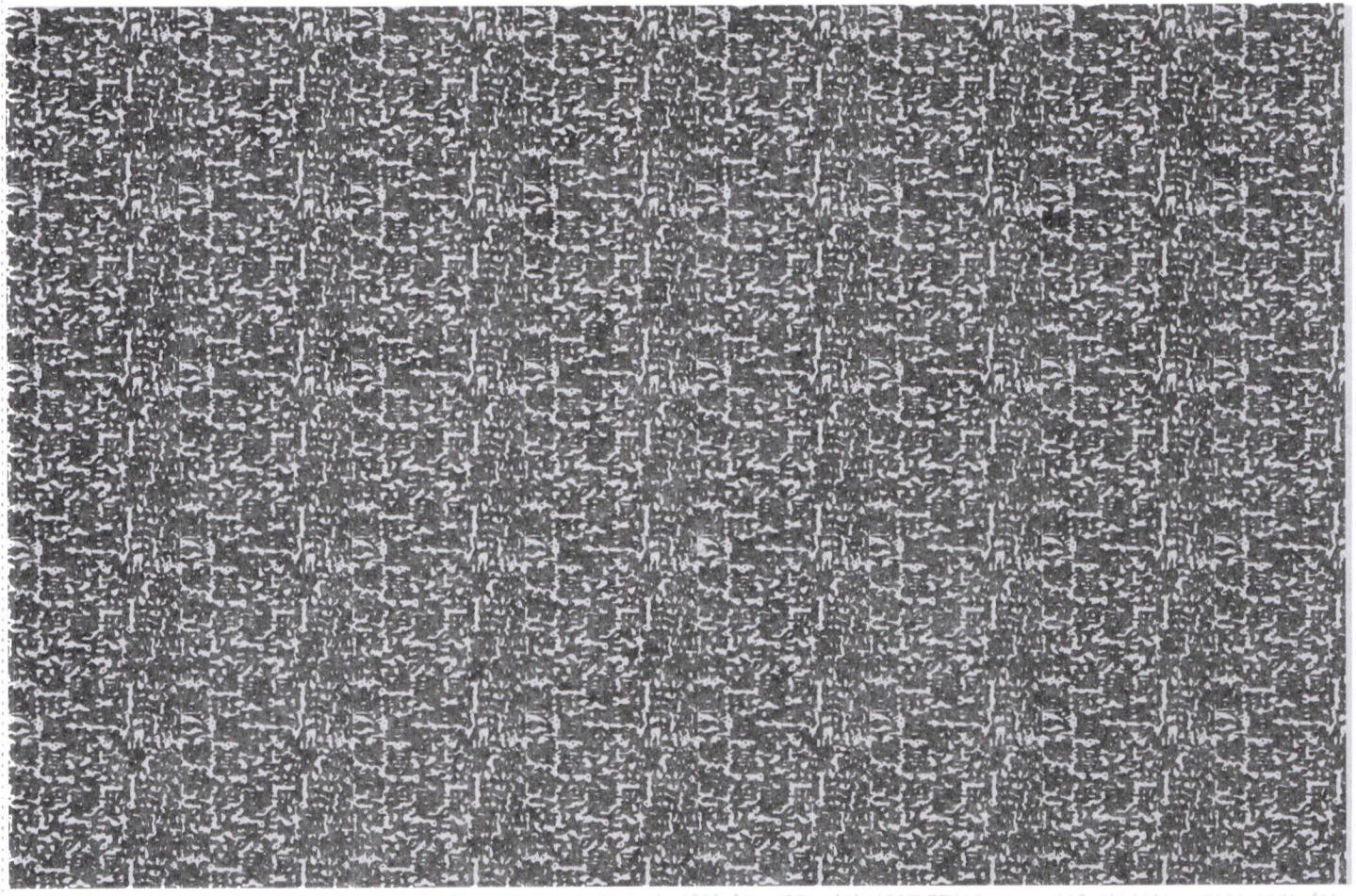


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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240060 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de Noviembre de 2025 a las 10:00 A. M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240060 al Plan General del Componente de Cimentación**. El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240060 para cambiar el componente de fundación del plan general de una parte de una (1) parcela de Rural: Rural Montañoso (R: RM) a Desarrollo Comunitario: Industrial Ligerero (CD: LI), para permitir la presentación de una solicitud para un proyecto de implementación del patio de un contratista. 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 proyecto GPA240060. La Enmienda al Plan General se encuentra en el APN: 347-100-001. Este proyecto propuesto se ubica al norte de la Carretera 74, al este de El Toro Cutoff Road, al sur de Rocky Hills Road y al oeste de Walling Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240060 y, de ser recomendada, **ADOpte** una orden que inicie la Enmienda al Plan General N.º GPA240060 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.

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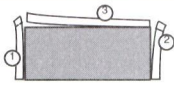
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Envíe toda correspondencia escrita a: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 3 de Octubre de 2025

Por: Kimberly A. Rector, Secretaria de Juntas
Naomy Sicra, Asistente de Secretaria de Juntas



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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. 240060 IN THE SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240060**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor's yard. 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 GPA240060 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 347-100-001. This proposed project is located: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240060 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240060 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 ELIZABETH MORA-RODRIGUEZ, PROJECT PLANNER, AT (951) 955-3024 OR EMAIL EMORARODRIGUEZ@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.

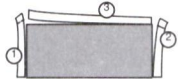
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: October 3, 2025

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

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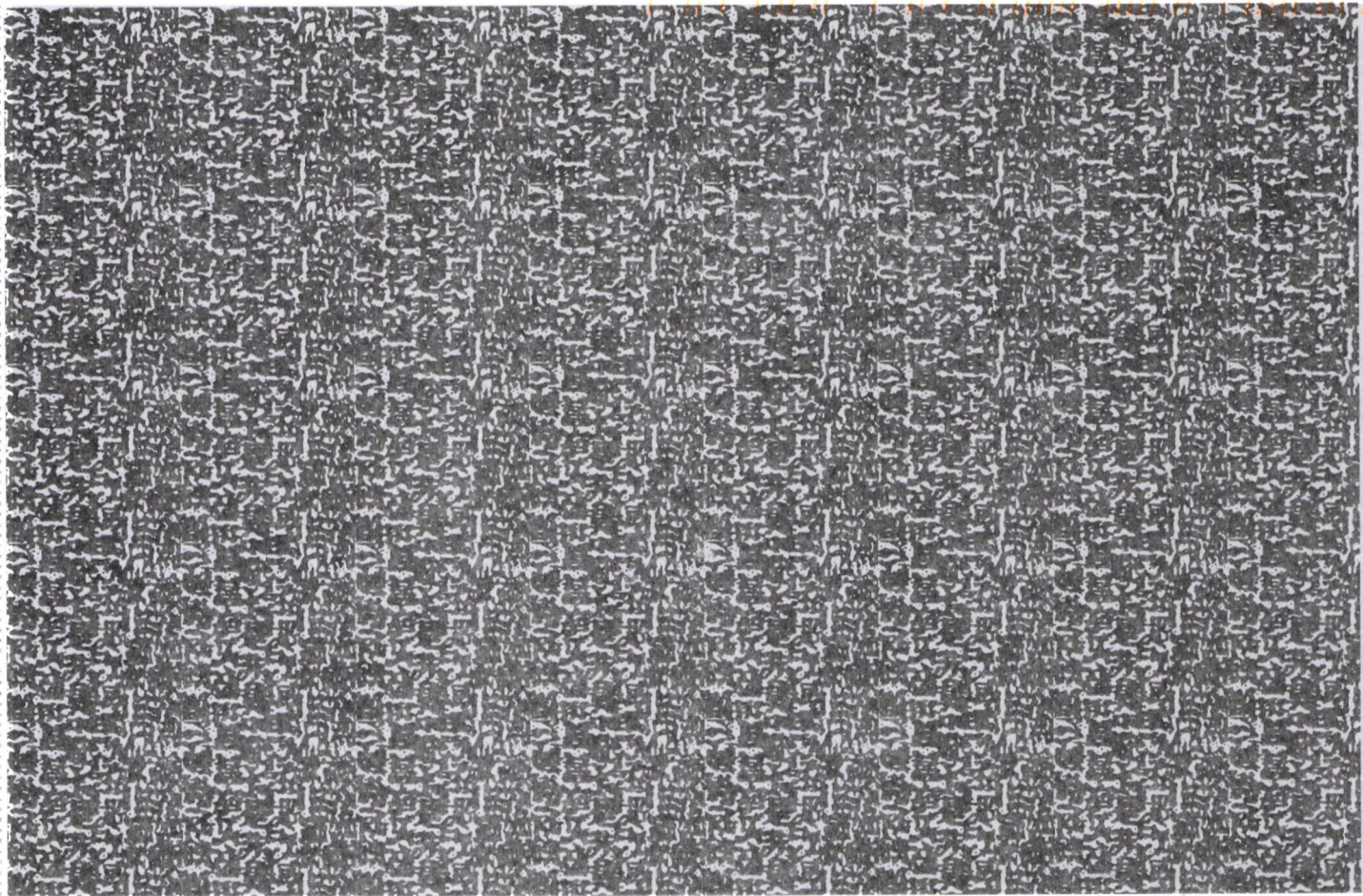
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240060 AL PLAN GENERAL DEL COMPONENTE DE CIMIENTOS EN EL SEGUNDO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 4 de Noviembre de 2025 a las 10:00 A. M.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación de la Enmienda No. 240060 al Plan General del Componente de Cimentación**. El solicitante solicita que el condado de Riverside considere si recomendar el inicio de GPA240060 para cambiar el componente de fundación del plan general de una parte de una (1) parcela de Rural: Rural Montañoso (R: RM) a Desarrollo Comunitario: Industrial Ligero (CD: LI), para permitir la presentación de una solicitud para un proyecto de implementación del patio de un contratista. 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 proyecto GPA240060. La Enmienda al Plan General se encuentra en el APN: 347-100-001. Este proyecto propuesto se ubica al norte de la Carretera 74, al este de El Toro Cutoff Road, al sur de Rocky Hills Road y al oeste de Walling Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General N.º GPA240060 y, de ser recomendada, **ADOpte** una orden que inicie la Enmienda al Plan General N.º GPA240060 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.

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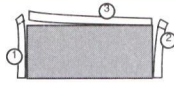
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Fecha: 3 de Octubre de 2025

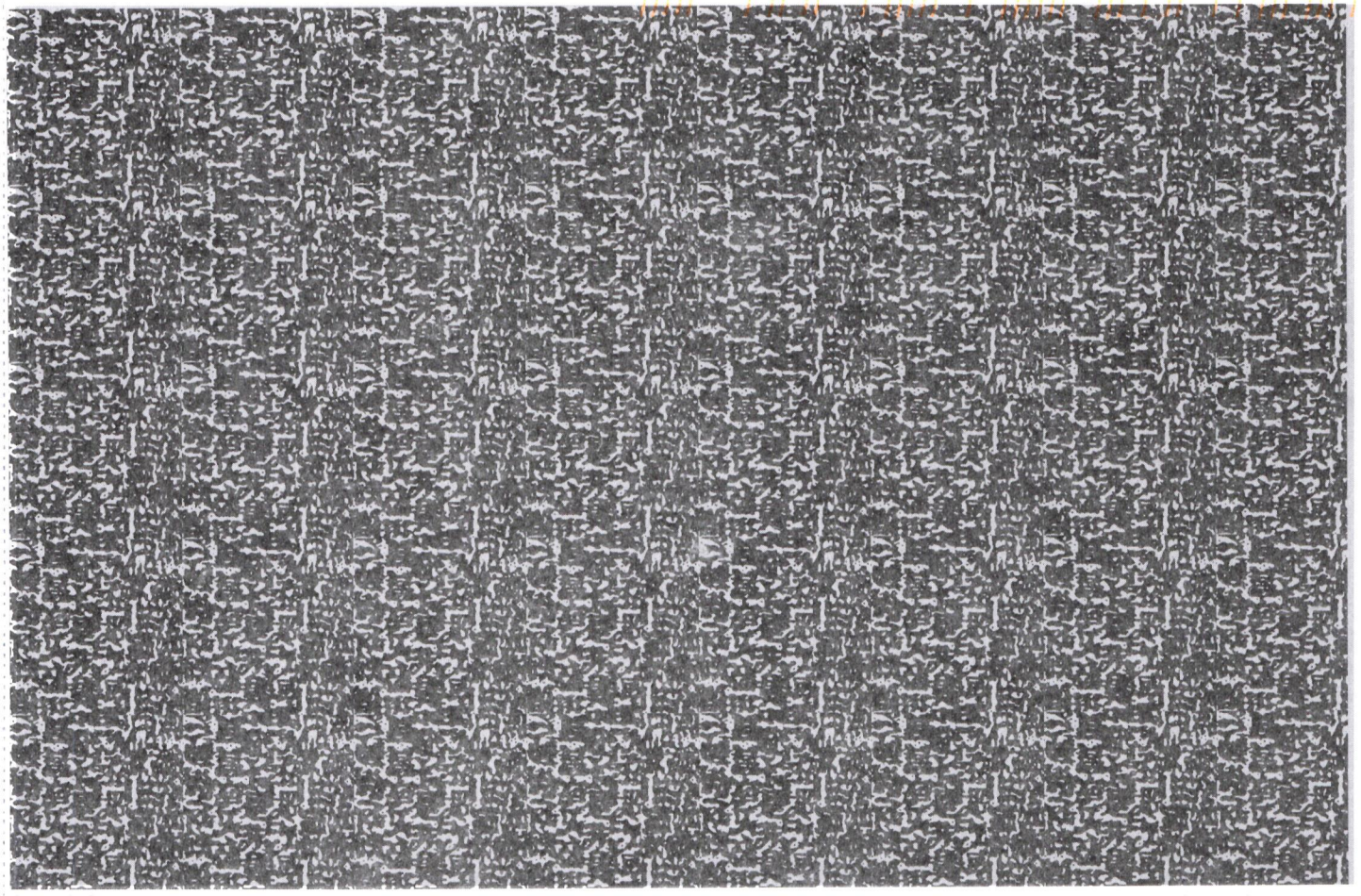
Por: Kimberly A. Rector, Secretaria de Juntas
Naomy Sicra, Asistente de Secretaria de Juntas



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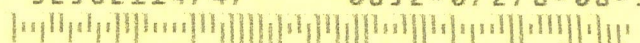
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C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240060 IN THE SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240060**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240060 to change the General Plan Foundation Component of a portion of one (1) parcel from Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI), to allow for submittal of an application for an implementing project of a contractor's yard. 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 GPA240060 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 347-100-001. This proposed project is located: north of Highway 74, east of El Toro Cutoff Road, south of Rocky Hills Road, and west of Walling Road in the Second Supervisorial District.

* The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240060 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240060 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

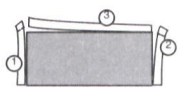
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: October 3, 2025

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

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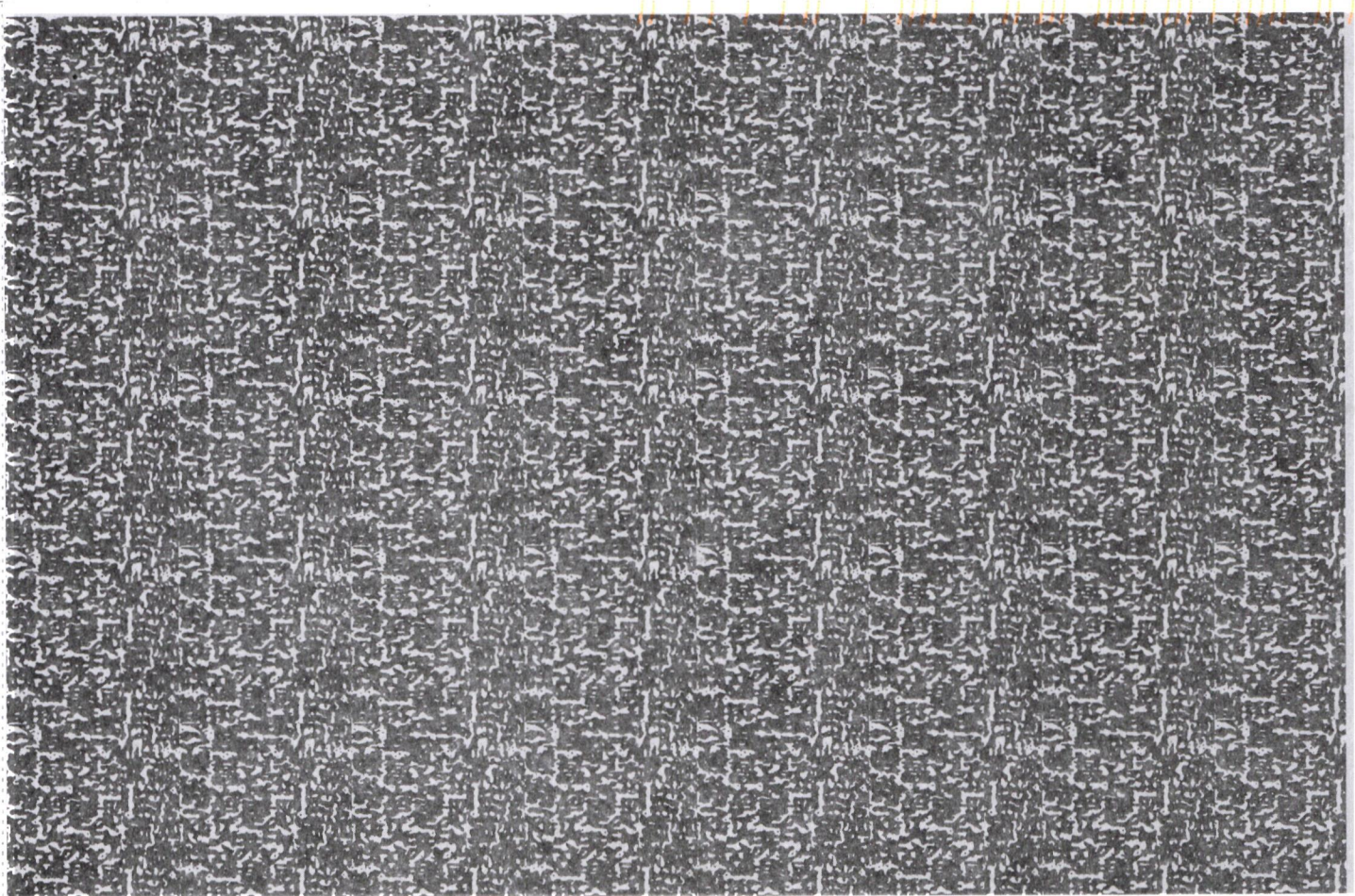
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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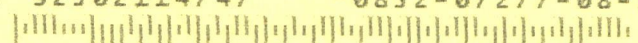
PUBLIC HEARING NOTICE
This may affect your property

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RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
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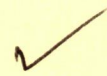
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Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Fayres Lalone

Address: 3788 McCray St.

City: Riverside Zip: 92506

Phone #: 951-830-3935

Date: 11/4/25 Agenda # 22.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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