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

ITEM: 22.1
(ID # 28993)
MEETING DATE:
Tuesday, December 16, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Not a Project under CEQA - District 2. [Applicant Fees 100%]

RECOMMENDATION SECTION

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

1. **<u>CONSIDER</u> whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008); and,**
2. **If recommended, <u>ADOPT</u> an order initiating FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) and requiring the applicant submit to the County the project within 6 months.**

ACTION:Policy

John Hildebrand, Planning Director 12/5/2025 Rania Odenbaugh, TLMA Director 12/9/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as amended to change the density to medium high density and adopt an order initiating Foundation Component General Plan Amendment No. 240008 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	Medina
Date:	December 16, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:**	No
			For Fiscal Year:	25-26

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The Foundation Component General Plan Amendment No. 240008 (GPA240008) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (RC:EDR) to High Density Residential (CD:HDR), on two (2) parcels, totaling 12.7 gross acres, in order to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office.

The two (2) parcels are located north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon 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 (GPA240008) 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-GPA240008 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR) to allow for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office.

The parcels are not located in a policy or overlay.

If FC-GPA240008 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required.

Proposed Future Land Use

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

The Proposed High Density Residential (CD:HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

Changes to Applicant Proposal

After presentation of the project proposal to the PC, the Applicant submitted a change to the proposal that is reflected in this staff report. The previous applicant proposal that was considered in the PC public hearing was for a change from Very High Density Residential (CD:VHDR) to High Density Residential (HDR), which addresses some stakeholder concerns about the proposed density while striving for a balanced solution that meets housing needs and maintains neighborhood compatibility.

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, Planning Commission, and Board of Supervisors public hearings.

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

Twelve (12) comments were received to date. Comments indicated concerns about the proposed density, a development of this size would overburden their infrastructure, potential public safety and health risks of 'low-income' residents and children living next to future industrial/manufacturing buildings, increased traffic on the main road and the I-15 freeway, increased population density, overpopulated schools, additional pressure on public services, 'affordable housing' will lead to increased crime, negative social effects, and a decline in property values, the development does not align with the character/aesthetic of the neighborhood, environmental hazards such as wildfires and floods, loss of wildlife corridors, and the risks of inadequate/overpopulated emergency evacuation routes.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240008 was held before the General Plan Advisory Committee on November 18, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. Three (3) members of the public provided public testimony.

Three (3) comments were received to date. Comments indicated concerns about the height of the apartment building, proposed highest density residential land use designation, and neighbor consensus of not wanting an apartment complex near their properties.

The Committee discussed the project. D2 and D5 GPAC members are unable to support due to setbacks concern acreage minimum at the highest density D3 member neutral at this time recommends to add caveats setback design consideration.

After discussion, the committee closed the public hearing.

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

Support: N/A
Against: 2nd, 5th Districts
Neutral: 3rd District
Not Present: 1st, 4th Districts
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240008 was held before the Planning Commission on February 26, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Ten (10) members of the public provided public testimony.

Of the public comments received, nine (9) were against initiation of a General Plan Amendment, and one (1) was neutral. Comments against the initiation of the GPA cited density issues, inconsistent with surrounding area, area needs balance, must keep it rural, area needs housing but not this type of project, project will change the lifestyle of area, poor traffic, heavy trucks are not for this area. The neutral comment cited that noise might be a concern, potential parking issues, constructions on the weekends, event space and landscape concerns.

The Committee discussed the project. The main issue discussed was the proposed density. They suggested to opt for a lesser density to better suit the area. The final result of the Planning Commission's discussion of the initiation is provided below.

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

Neutral: N/A
Not Present: 4th District
Abstain: N/A

IMPACT ON RESIDENTS AND BUSINESS

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

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

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

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 12/10/2025

Braden Holly
Braden Holly, Deputy County Counsel IV 12/5/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-13-2025



Zoning Area/District: GLEN IVY

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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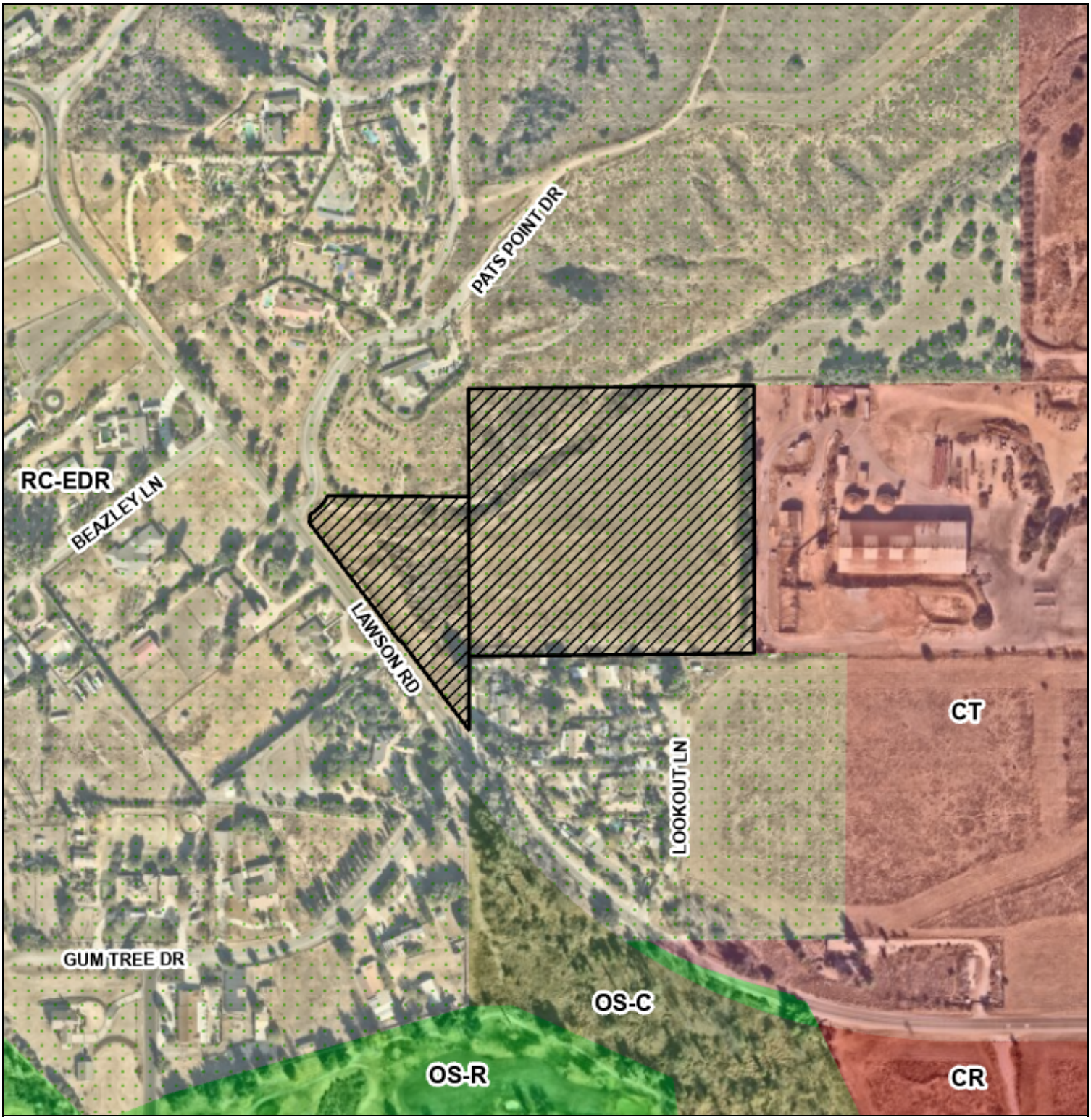
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-13-2025
Exhibit: 5



Zoning Area/District: GLEN IVY

Author:

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

LAND USE

Supervisor:KAREN SPIEGEL
District: 2

Date: 8-13-2025
Exhibit: 1



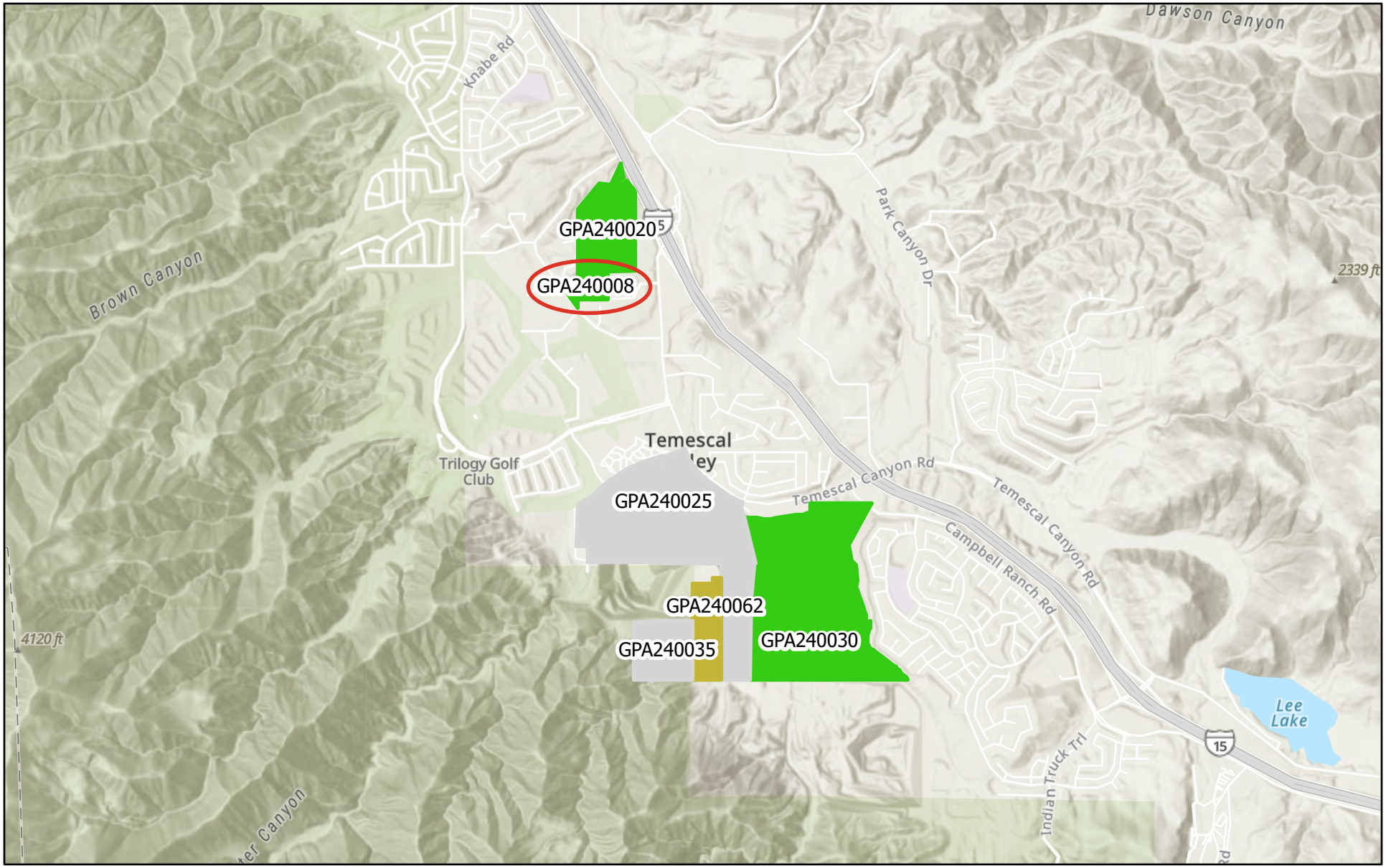
Zoning District: GLEN IVY

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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FGPA Status Map



8/13/2025

FGPA Web Map

Active

On Hold

Withdrawn

World_Hillshade

1:44,959

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

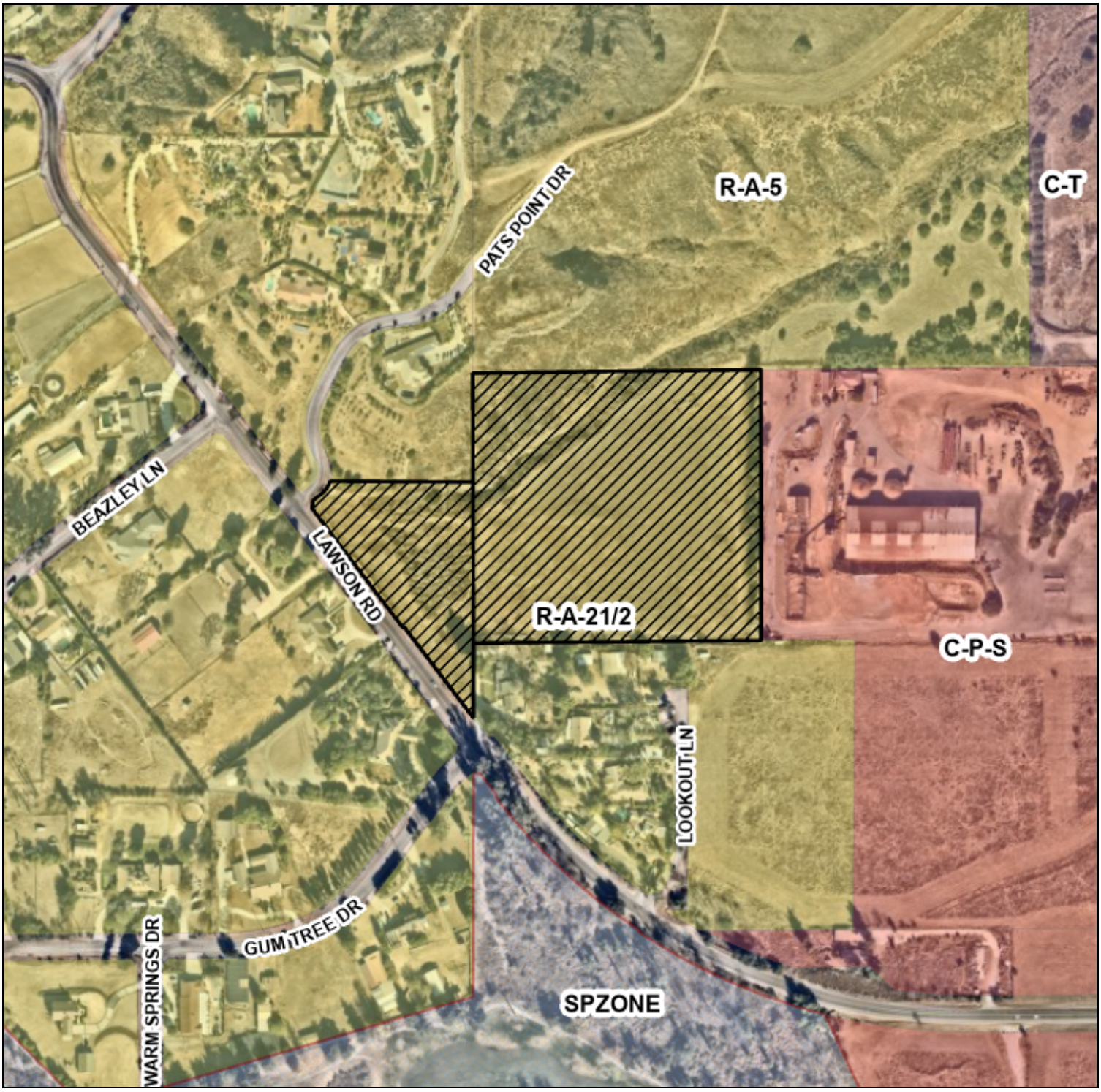
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

EXISTING ZONING

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-13-2025
Exhibit: 2



Zoning Area/District: GLEN IVY

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240008)

Planning Case APN(s): 283-180-001 & 283-260-020

I, Jordan Leffew certify that on August 12, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 1,000 feet of the property involved.

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

NAME: Jordan Leffew SIGNATURE: Jordan Leffew

TITLE: Assistant Planner

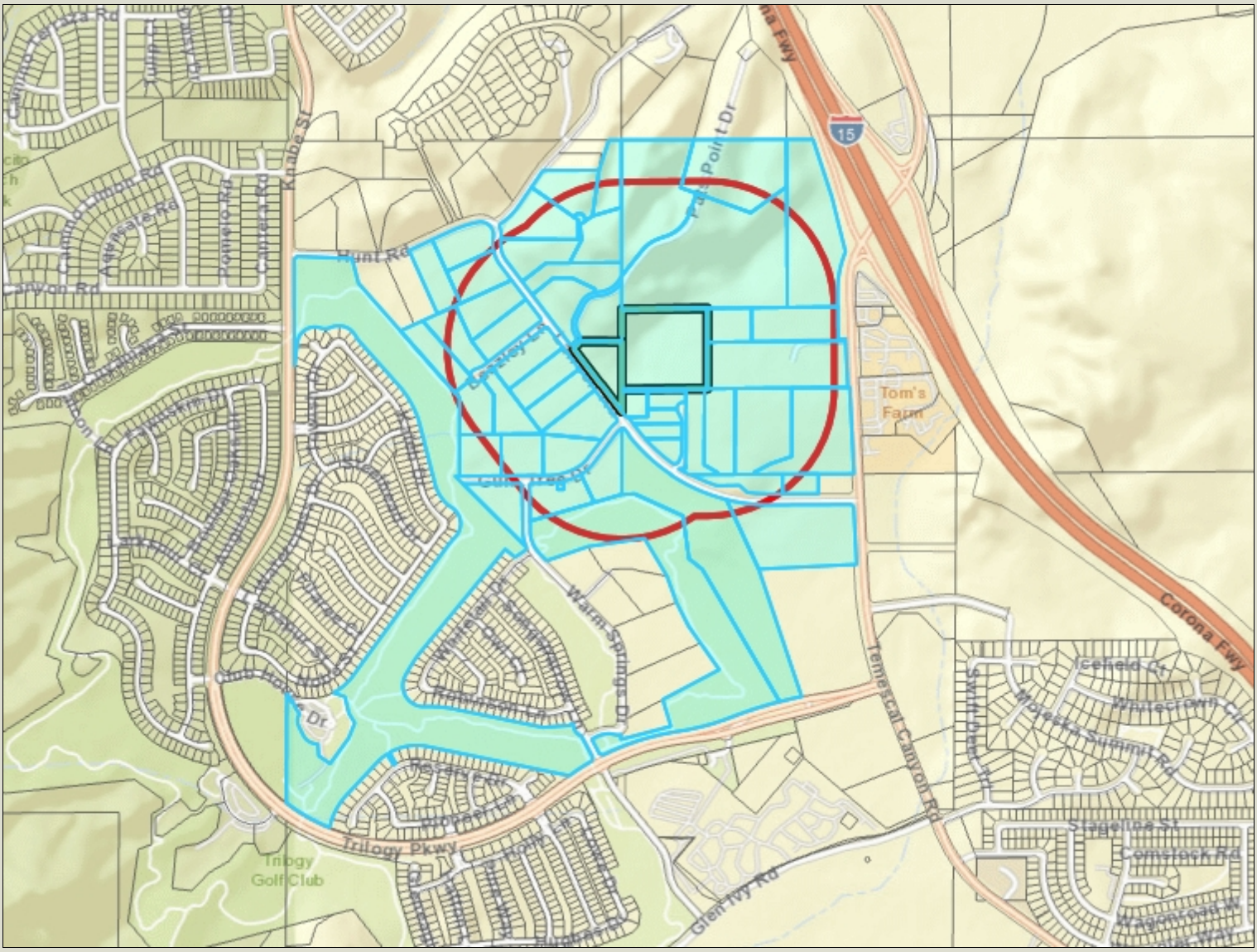
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

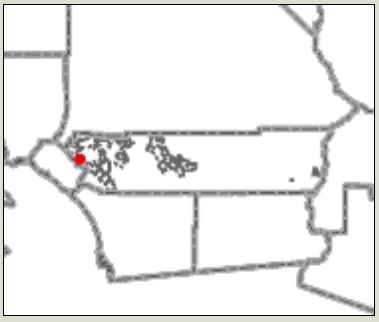
PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

Riverside County GIS Mailing Labels

GPA240008





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... 8/12/2025 8:39:53 AM

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283170010
TRIPLE-EIGHT REVOCABLE TRUST DATED 12/12/2014
6888 LINCOLN AVE STE A
BUENA PARK CA 90620

283170018
CORONA NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVE
NORCO CA 92860

283180001
MCP INDUSTRIES INC
708 S TEMESCAL ST STE 101
CORONA CA 92879

283180002
BEN GARRETT DRIVE
PO BOX 1839
CORONA CA 92878

283180008
DAVID E. CROCKETT
30249 LANDS END PL
CANYON LAKE CA 92587

283180009
HOLLENBECK PAUL F 2014 REVOCABLE TRUST DTD 04/08/14
130 W CITRON ST
CORONA CA 92882

283180032
ROBERT LEE LIND
23910 LAWSON RD
CORONA CA 92883

283180040
GUILLERMO ROJAS
23875 LOOKOUT LN
CORONA CA 92883

283180041
DUFFY L. FINLAY
23905 LOOKOUT LN
CORONA CA 92883

283180042
JOHN R. FITZPATRICK
23935 LOOKOUT LN
CORONA CA 92883

283180043
RANSBURY MICHAEL & TERI TRUST DTD 12/16/2020
23975 LOOKOUT LN
CORONA CA 92883

283250007
JAE JUN JUNG
9500 PATS POINT DR
CORONA CA 92883

283250010
RONALD L. MCAMIS
23761 LAWSON RD
CORONA CA 92883

283250011
HOYT WANITA C
23733 LAWSON RD
CORONA CA 92883

283250012
FERRARI CHARLES FRANCIS & SONYA LOUISE REVOCABLE TRUST DATED 5/3
23705 LAWSON RD
CORONA CA 92883

283250013
PRADEEP AMIN
4108 N SIERRA WAY
SAN BERNARDINO CA 92407

283250016
BINH T. VU
9480 PATS POINT DR
CORONA CA 92883

283250017
PREM RAMASWAMY
9440 PATS POINT DR
CORONA CA 92883

283250030
DIDAR SINGH
9490 PATS POINT DR
CORONA CA 92883

283250034
MURPHY TRUST DATED 9/16/22
PO BOX 2544
SANTA FE SPGS CA 90670

283250040
HENRY MENDOZA
1999 CRYSTAL DOWNS ST
CORONA CA 92883

283260001
GOVEIA RYAN & JAMIE LIVING TRUST DTD 10/1/24
8911 KENTVILLE ST
RIVERSIDE CA 92508

283260002
RYAN MCCLURE
9260 BEAZLEY LN
CORONA CA 92883

283260003
DAVID E. HERRERA
23795 LAWSON RD
CORONA CA 92883

283260004
RAYMOND CROLL
1646 PACKARD CR
CORONA CA 92881

283260005
PAUL STEVEN CADARET
20622 SHADOW ROCK LN
TRABUCO CANYON CA 92679

283260006
ELISEO J. MILLEN
23945 LAWSON RD
CORONA CA 92883

283260007
JOHN LYNCH
23965 LAWSON RD
CORONA CA 92883

283260008
DANIEL J. VALOFF
9394 GUM TREE DR
CORONA CA 92883

283260009
BRACAMONTE TONY J JR & JASO CHRISTINA RACHEL LIV TR 11/11/22
9441 GUM TREE DR
CORONA CA 92883

283260010
ARRON AHMAD SHAH
9391 GUM TREE DR
CORONA CA 92883

283260012
GREGORY SCOTT LAUBE
9376 GUM TREE DR
CORONA CA 92883

283260013
WALTERS GEORGE W TRUST B
33292 SEA BRIGHT DR
DANA POINT CA 92629

283260014
MEURS KENNETH BRUCE & GINA MARGRET FAMILY TRUST DTD 04/28/23
9255 BEAZLEY LN
CORONA CA 92883

283260015
STORER RONALD D LIVING TRUST DATED 02/28/2001
18111 STRATFORD CIR
VILLA PARK CA 92861

283260016
CHAMPION JAMES PORTER & ANNETTE MERCEDES LIVING TRUST DTD 10/3/2
24025 WARM SPRINGS DR
CORONA CA 92883

283260018
LEONARD W. COWAN
9391 GUM TREE
CORONA CA 92883

283260019
VITALIANO ENRIQUEZ EMPENO
9455 PATS POINT DR
CORONA CA 92883

290190005
GLEN IVY INV INC
8949 BUFFALO AVE
RANCHO CUCAMONGA CA 91730

290190040
SUNLAND PROP INC
8949 BUFFALO AVE UNT A
RANCHO CUCAMONGA CA 91730

SITE DATA

DETACHED TOWN (FOOTPRINT 21' WIDE X 35' DEEP)

LOTS ARE 31' WIDE BY 35' DEEP
(CAN PLOT WITH TWO 5' SIDE YARDS OR ZERO LOT LINE WITH ONE 10' WIDE SIDE YARD)

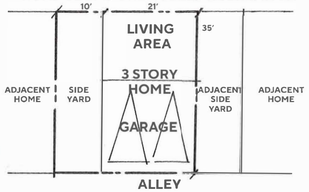
128 DU

10.6 NET ACRES (GROSS LESS PUBLIC ROWS)

12.1 DU/AC (ALLOWED ARE 148 UNITS AT 14 DU/AC MAXIMUM)

2 STORY UNITS ON LAWSON ROAD WITH 50' SETBACK

ROAD SLOPE, GREEN BELT, RECREATION



PATS POINT DR.

ALLEY

2 STORY HOMES

LAWSON ROAD

50'

FAULT LINE SETBACK

SPA

POOL

LOOP

SPINE ROAD

STREET A (BEN GARRETT DRIVE) (PUBLIC)

STREET B (KATHERINE WAY RI T

BBG KRG
TEMESCAL CANYON

TEMESCAL MCP

COUNTY OF RIVERSIDE, CA

CONCEPTUAL SITE PLAN

0 40' 80' 160' 1"=40'

A1

JOB NO 2023-0021
DATE 08-19-2025

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 26031)
MEETING DATE:
Monday, November 18, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240008 Foundation Component – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lookout Lane, east of Lawson Road, south of Pats Point Drive, and west of Temescal Canyon Road – 12.7 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Residential-Estate Density Residential (RC:EDR) to Community Development-High Density Residential (CD:HDR). 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 GPA240008 is initiated by the Board of Supervisors – APN: 283-180-001 & 283-260-020 – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

PROPOSED PROJECT	
Case Number(s):	FGPA240008
Environmental Type:	Exemption
Area Plan No.	Temescal Canyon
Zoning Area/District:	Glen Ivy Area
Supervisorial District:	Second District
Project Planner:	Jordan Leffew
Project APN(s):	283-180-001 & 283-260-020
Continued From:	

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to High Density Residential (HDR), on two parcels, totaling 12.7 gross acres.

The two parcels are located north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240008 (GPA240008).

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
Proposed General Plan Land Use Designation:	High Density Residential (HDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Commercial Tourist (CT)
South:	Estate Density Residential (EDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
East:	C-P-S (Scenic Highway Commercial)
South:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
West:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	

North:	Single-Family Dwellings
South:	Warehouse | Storage Yard
East:	Single-Family Dwellings
West:	Single-Family Dwellings

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate | Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault | Elsinore Fault
Fire Zone:	Yes – Moderate | Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice Community	No

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-GPA240008 ("Project") is a proposal to change the Foundation Component Land Use Designation from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to High Density Residential (HDR).

If the initiation for FC-GPA240008 is approved, the applicant intends to apply for implementing a project consisting of a 350-unit multifamily complex of approximately 459,521 square feet; including patios, garages, common areas, and stairs & corridors.

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 High Density Residential (CD-HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats,

courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

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.

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 11-6-2024

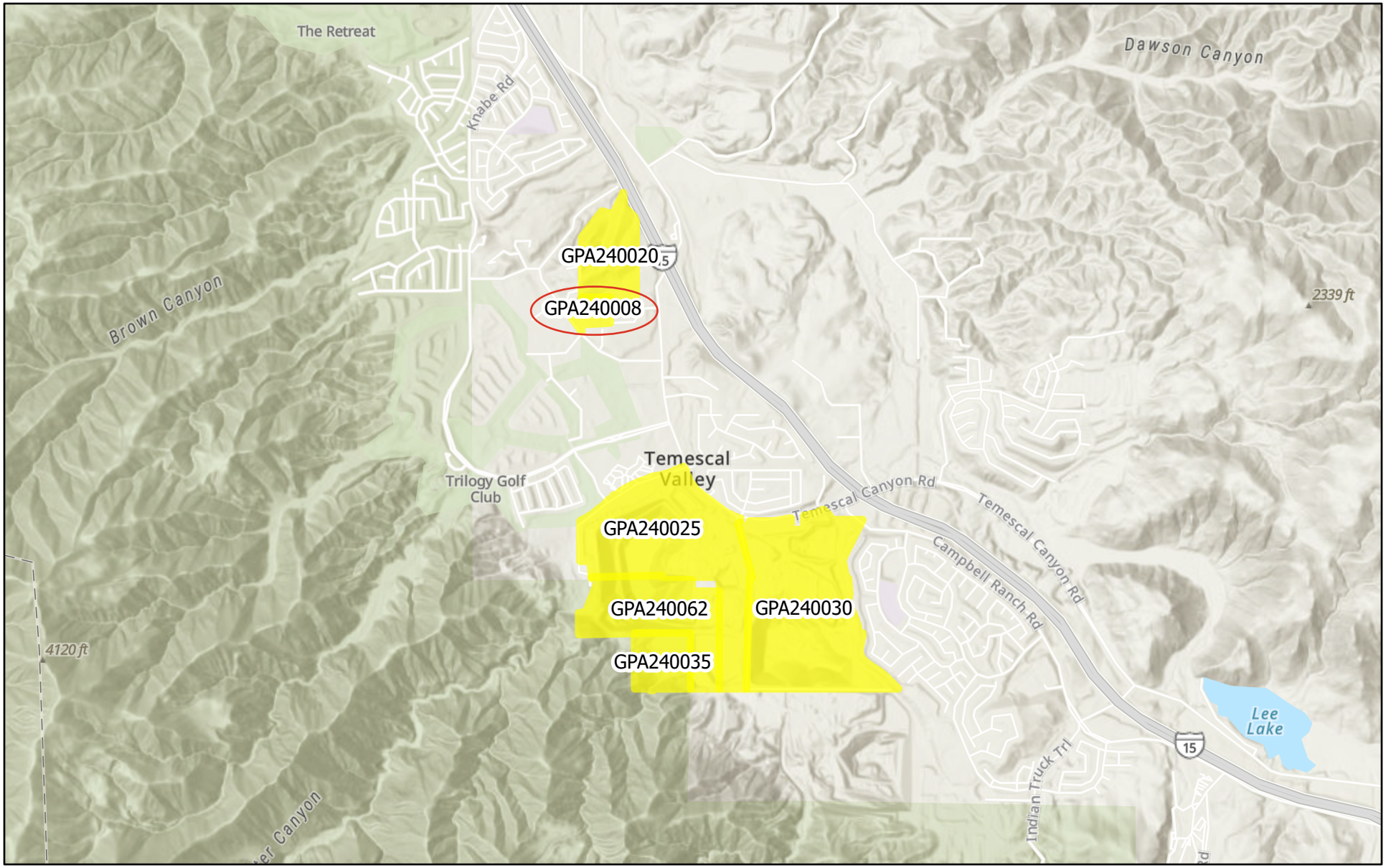


Zoning Area/District: GLEN IVY

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0 500 1000 ft

FGPA Status Map



11/6/2024

FGPA Web Map

World Hillshade

1:46,747

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

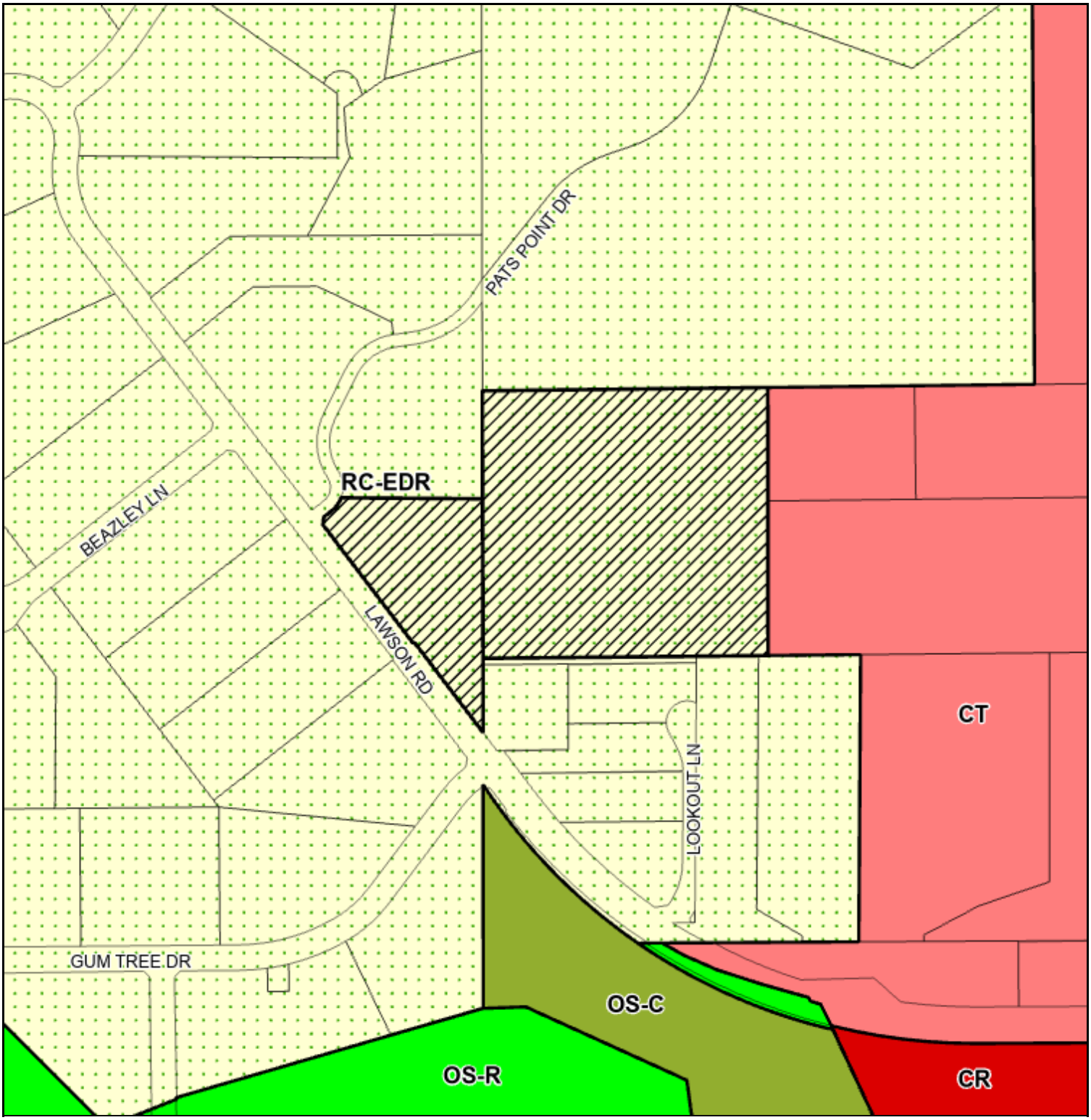
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-16-2024
Exhibit: 5



Zoning Area/District: GLEN IVY

Author:

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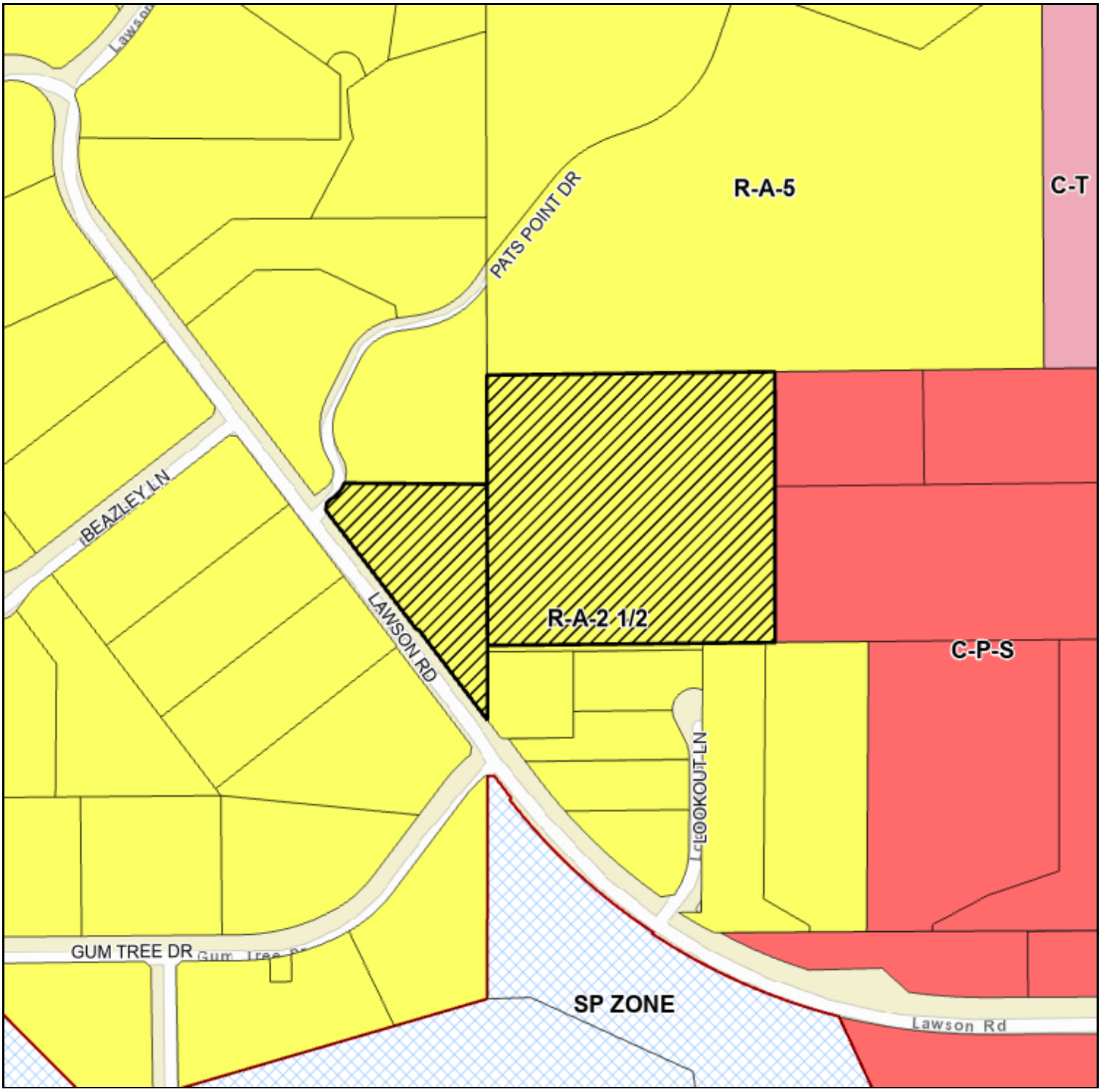
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

EXISTING ZONING

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-16-2024
Exhibit: 2



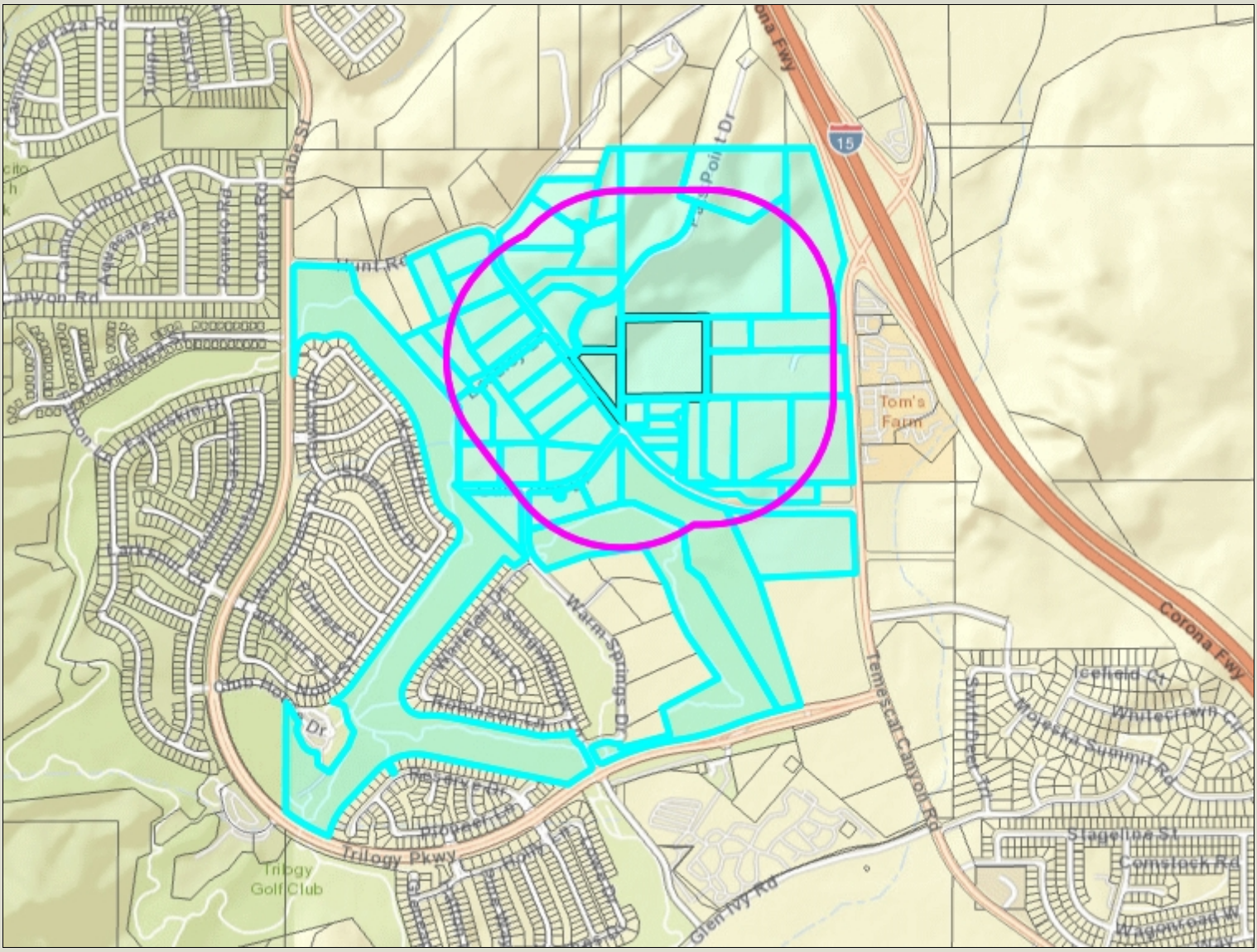
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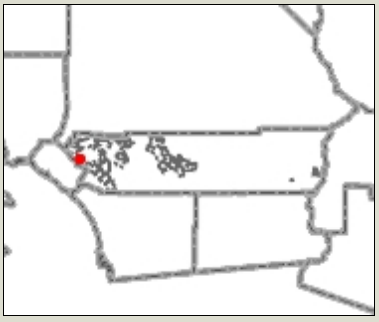
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Riverside County GIS Mailing Labels

GPA240008





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 1,505 3,009 Feet

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BUENA PARK CA 90620

283170018
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2820 CLARK AVE
NORCO CA 92860

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708 S TEMESCAL ST STE 101
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30249 LANDS END PL
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SAN BERNARDINO CA 92407

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283250034
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SANTA FE SPGS CA 90670

283250040
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CORONA CA 92883

283260001
SEFERINO GODINEZ
9250 BEAZLEY LN
CORONA CA 92883

283260002
RYAN MCCLURE
9260 BEAZLEY LN
CORONA CA 92883

283260003
DAVID E. HERRERA
23795 LAWSON RD
CORONA CA 92883

283260004
RAYMOND CROLL
1646 PACKARD CR
CORONA CA 92881

283260005
PAUL STEVEN CADARET
20622 SHADOW ROCK LN
TRABUCO CANYON CA 92679

283260006
ELISEO J. MILLEN
23945 LAWSON RD
CORONA CA 92883

283260007
JOHN LYNCH
23965 LAWSON RD
CORONA CA 92883

283260008
DANIEL J. VALOFF
9394 GUM TREE DR
CORONA CA 92883

283260009
RICHARD MARTIN
9441 GUM TREE DR
CORONA CA 92883

283260010
ARRON AHMAD SHAH
9391 GUM TREE DR
CORONA CA 92883

283260012
GREGORY SCOTT LAUBE
9376 GUM TREE DR
CORONA CA 92883

283260013
WALTERS BETTY E TRUST A
315 E NORMAN AVE
ARCADIA CA 91006

283260014
MEURS KENNETH BRUCE & GINA
MARGRET FAMILY TRUST DTD 04/28/23
9255 BEAZLEY LN
CORONA CA 92883

283260015
STORER RONALD D LIVING TRUST
DATED 02/28/2001
9285 BEAZLEY LN
CORONA CA 92883

283260016
CHAMPION JAMES PORTER & ANNETTE
MERCEDES LIVING TRUST DTD 10/3/2
24025 WARM SPRINGS DR
CORONA CA 92883

283260018
LEONARD W. COWAN
9391 GUM TREE
CORONA CA 92883

283260019
VITALIANO ENRIQUEZ EMPENO
9455 PATS POINT DR
CORONA CA 92883

290190005
GLEN IVY INV INC
8949 BUFFALO AVE
RANCHO CUCAMONGA CA 91730

290190040
SUNLAND PROP INC
8949 BUFFALO AVE UNT A
RANCHO CUCAMONGA CA 91730

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 26853)
MEETING DATE:
Wednesday, February 26, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Very High Density Residential (CD:VHDR), to allow for submittal of an application for a multifamily complex on 11.67 net acres. The future application is anticipated to include patios, garages, common areas, and stairs & corridors in residential tuck under stack flats (3 buildings) and 2-story carriage buildings (5 buildings). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed (GPA240008) is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

PROPOSED PROJECT	
Case Number(s):	GPA240008
Environmental Type:	Exemption
Area Plan No.	Temescal Canyon
Zoning Area/District:	Glen Ivy Area
Supervisorial District:	Second District
Project Planner:	Jordan Leffew
Project APN(s):	283-180-001 & 283-260-020
Continued From:	

John Hildebrand, Planning Director 2/14/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Very High Density Residential (VHDR), on two parcels, totaling 12.7 gross acres.

The two parcels are located north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240008 (GPA240008).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
Proposed General Plan Land Use Designation:	Very High Density Residential (VHDR)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Commercial Tourist (CT)
South:	Estate Density Residential (EDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

North:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
East:	C-P-S (Scenic Highway Commercial)
South:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
West:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings
South:	Warehouse | Storage Yard
East:	Single-Family Dwellings
West:	Single-Family Dwellings

Located Within:

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

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are 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 (GPA240008) 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-GPA240008 ("Project") is a proposal to change the Foundation Component Land Use Designation from Rural Community (RC) to Community Development (CD) and amend its Land

Use Designation from Estate Density Residential (EDR) to Very High Density Residential (VHDR).

If GPA240008 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project to build a multifamily complex on 11.67 net acres. The future application is anticipated to include patios, garages, common areas and stairs & corridors in residential tuck under stack flats (3 buildings) and 2-story carriage buildings (5 buildings).

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 Very High Density Residential (CD:VHDR) land use designation is intended to allow for single-family attached residences and multi-family dwellings. The density range is 14-20 dwelling units per acre.

Changes to Applicant Proposal

After initial submittal of the FC-GPA application, the Applicant amended their initial proposed land use designation from Highest Density Residential (CD:HHDR) to Very High Density Residential (CD:VHDR), which addressed some stakeholder concerns while striving for a balanced solution that meets housing needs and maintains neighborhood compatibility.

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 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-GPA240008 was held before the General Plan Advisory Committee on November 18, 2024. At that public hearing, the applicant presented their

request for the proposal, and the Committee opened the hearing for public comments. Three (3) members of the public provided public testimony.

Three (3) comments were received to date. Comments indicated concerns about the height of the apartment building, proposed highest density residential land use designation, and neighbor consensus of not wanting an apartment complex near their properties.

The Committee discussed the project. D2 and D5 GPAC members expressed they cannot support the project due to setbacks concerning acreage minimum at the highest density. D3 GPAC member expressed a neutral stance at this time and recommends adding caveats setback design consideration. After discussion, the Committee closed the public hearing.

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

Support: N/A
Against: 2nd , 5th Districts
Neutral: 3rd District
Not Present: 1st , 4th Districts
Abstain: N/A

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – GPAC Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 11-6-2024

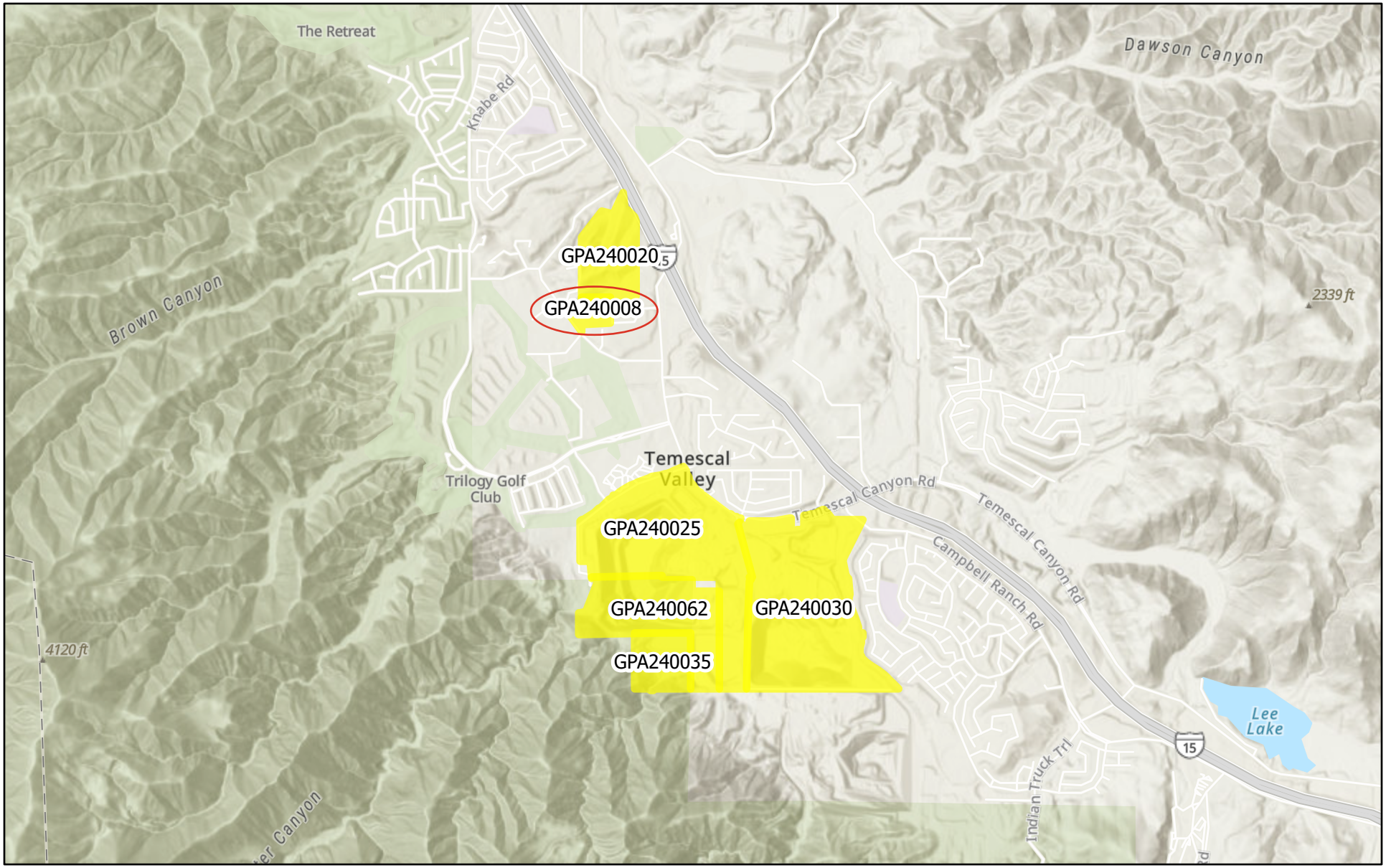


Zoning Area/District: GLEN IVY

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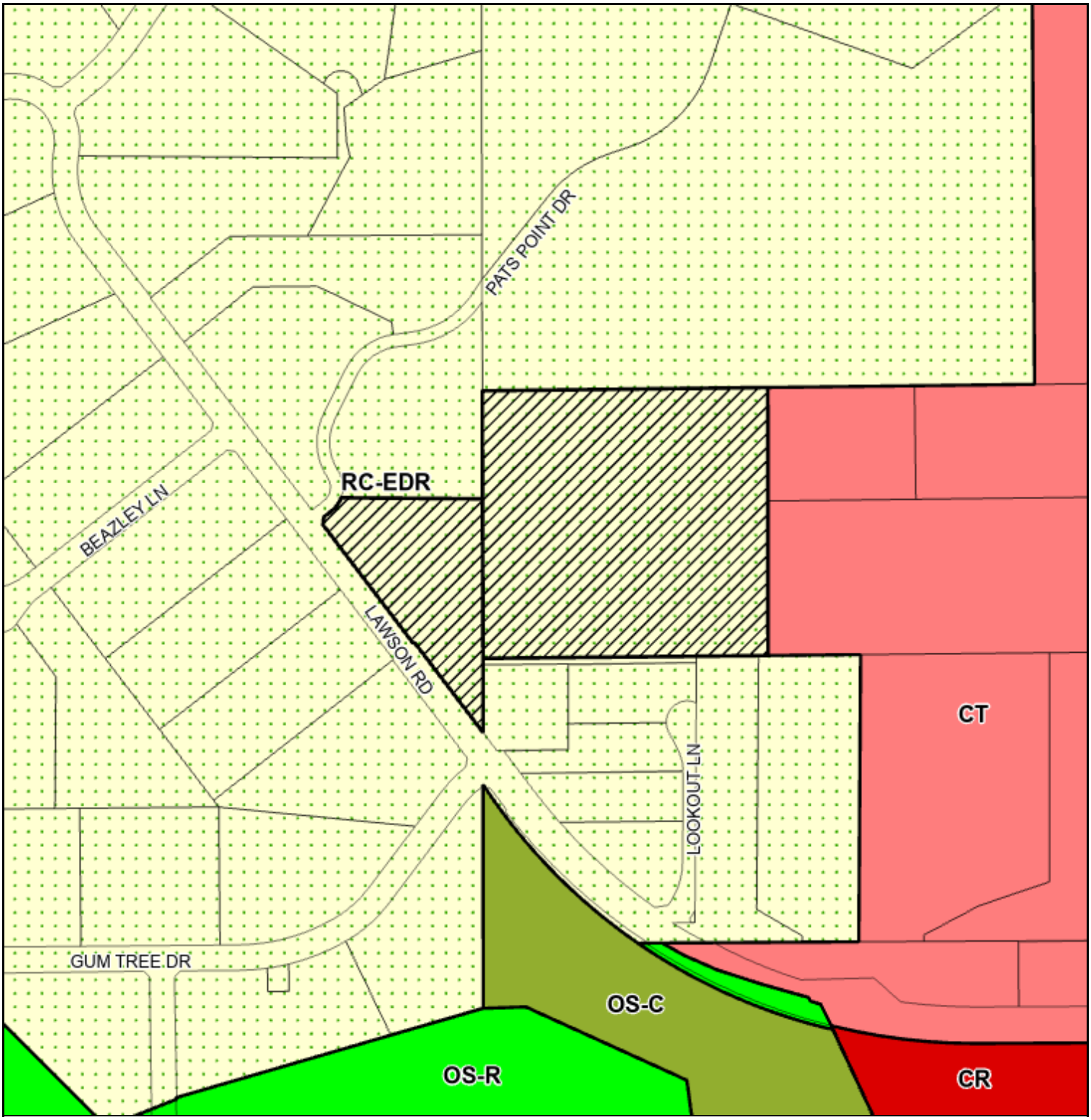
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-16-2024
Exhibit: 5



Zoning Area/District: GLEN IVY

Author:

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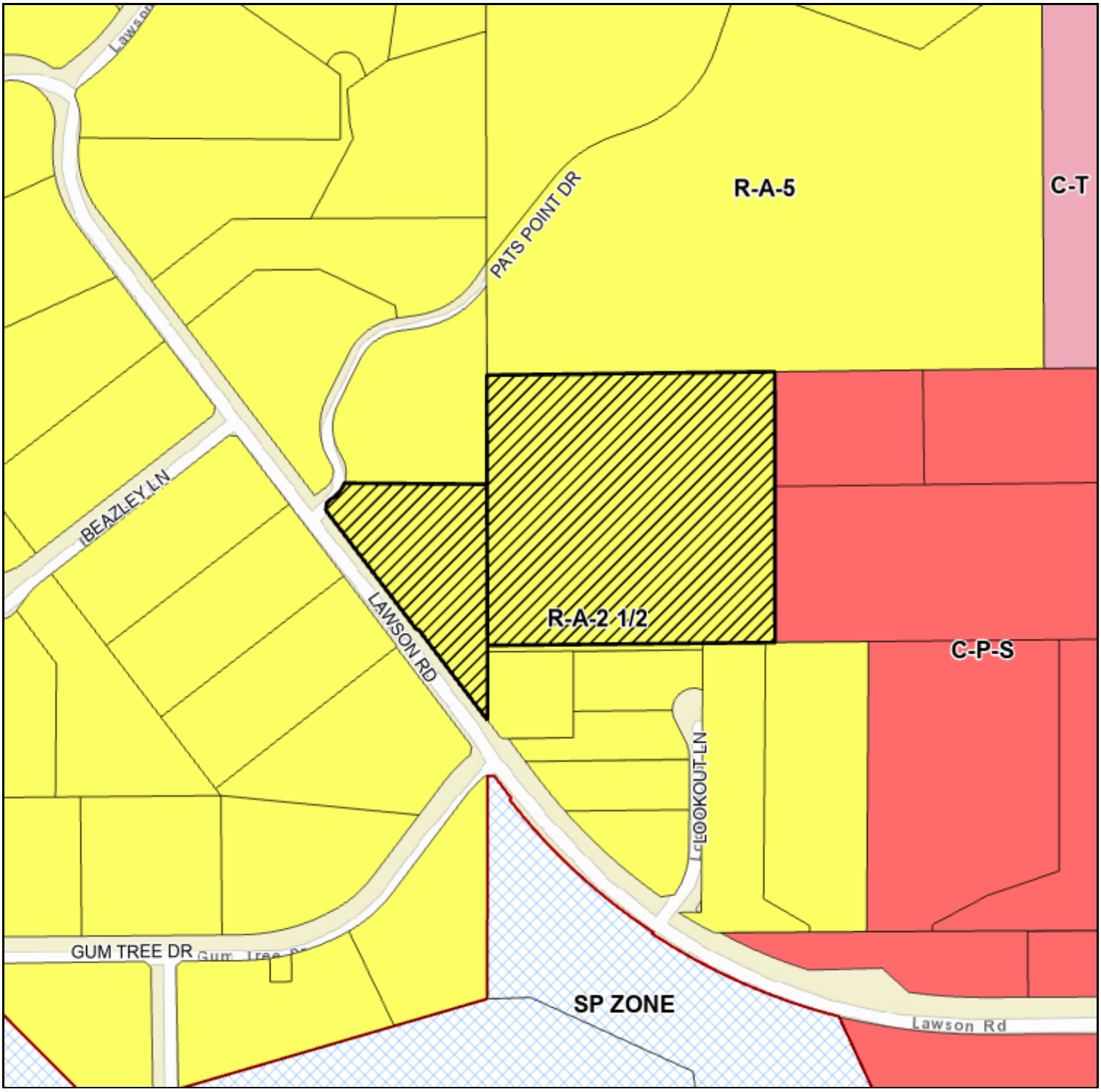
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240008

EXISTING ZONING

Supervisor: KAREN SPIEGEL
District: 2

Date: 8-16-2024
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0 350 700 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APN: 283-180-001 & 283-260-020

I, Jordan Leffew certify that on 1.21.25, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1000 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.

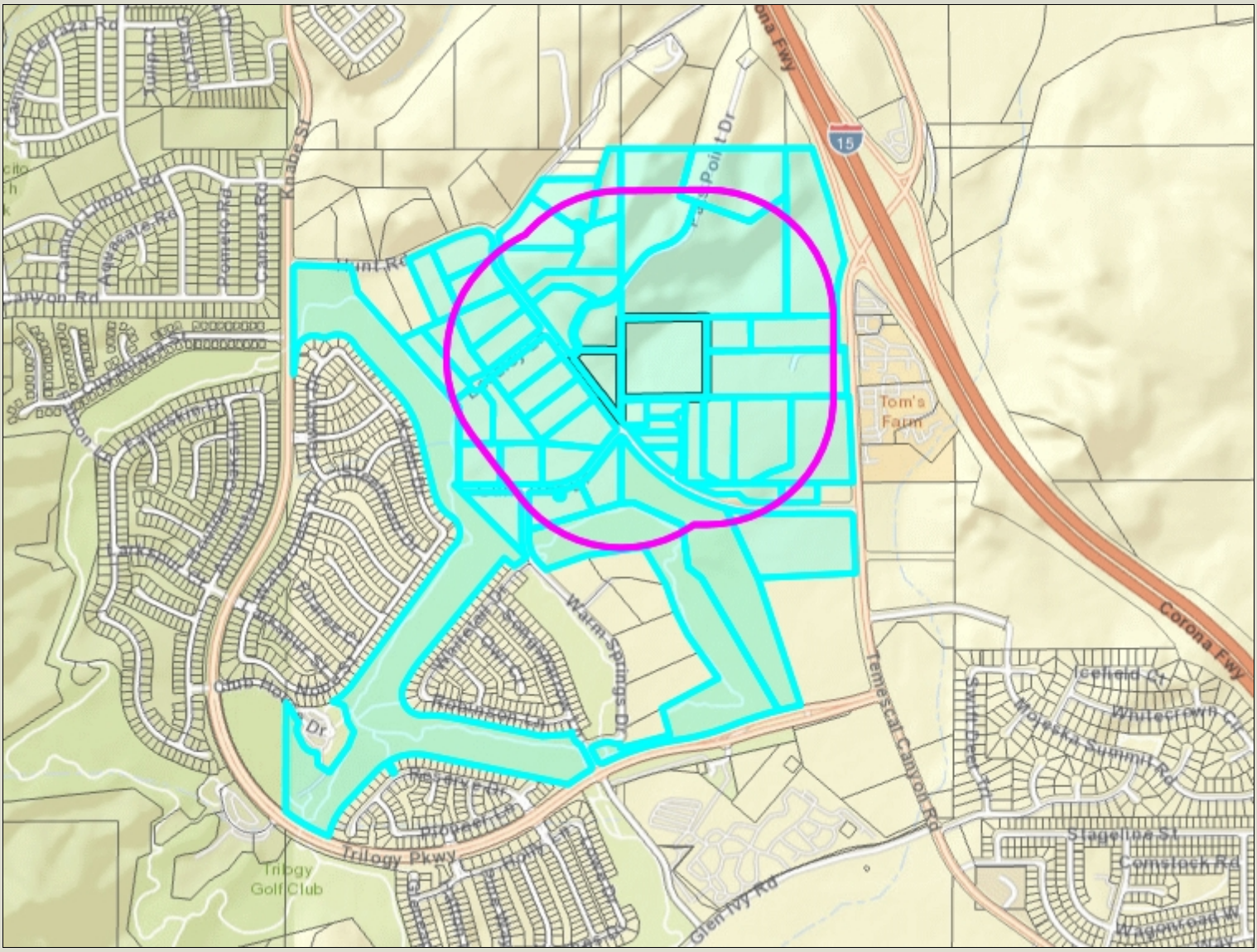
I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

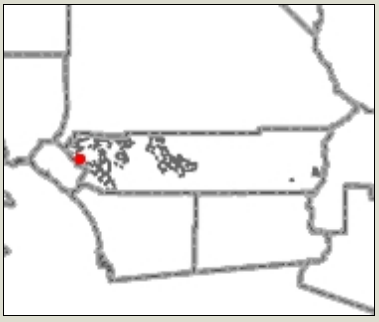
NAME: Jordan Leffew **SIGNATURE:** Jordan Leffew

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

Riverside County GIS Mailing Labels

GPA240008





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

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CORONA CA 92883

283260002
RYAN MCCLURE
9260 BEAZLEY LN
CORONA CA 92883

283260003
DAVID E. HERRERA
23795 LAWSON RD
CORONA CA 92883

283260004
RAYMOND CROLL
1646 PACKARD CR
CORONA CA 92881

283260005
PAUL STEVEN CADARET
20622 SHADOW ROCK LN
TRABUCO CANYON CA 92679

283260006
ELISEO J. MILLEN
23945 LAWSON RD
CORONA CA 92883

283260007
JOHN LYNCH
23965 LAWSON RD
CORONA CA 92883

283260008
DANIEL J. VALOFF
9394 GUM TREE DR
CORONA CA 92883

283260009
RICHARD MARTIN
9441 GUM TREE DR
CORONA CA 92883

283260010
ARRON AHMAD SHAH
9391 GUM TREE DR
CORONA CA 92883

283260012
GREGORY SCOTT LAUBE
9376 GUM TREE DR
CORONA CA 92883

283260013
WALTERS BETTY E TRUST A
315 E NORMAN AVE
ARCADIA CA 91006

283260014
MEURS KENNETH BRUCE & GINA
MARGRET FAMILY TRUST DTD 04/28/23
9255 BEAZLEY LN
CORONA CA 92883

283260015
STORER RONALD D LIVING TRUST
DATED 02/28/2001
9285 BEAZLEY LN
CORONA CA 92883

283260016
CHAMPION JAMES PORTER & ANNETTE
MERCEDES LIVING TRUST DTD 10/3/2
24025 WARM SPRINGS DR
CORONA CA 92883

283260018
LEONARD W. COWAN
9391 GUM TREE
CORONA CA 92883

283260019
VITALIANO ENRIQUEZ EMPENO
9455 PATS POINT DR
CORONA CA 92883

290190005
GLEN IVY INV INC
8949 BUFFALO AVE
RANCHO CUCAMONGA CA 91730

290190040
SUNLAND PROP INC
8949 BUFFALO AVE UNT A
RANCHO CUCAMONGA CA 91730

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING – November 18, 2024
COUNTY ADMINISTRATIVE CENTER
Board Chambers 1st Floor
4080 LEMON STREET, RIVERSIDE, CA 92501

AGENDA ITEM 4.1

I. **INITIATION OF GENERAL PLAN AMENDMENT NO. 240008 Foundation Component** – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Lookout Lane, east of Lawson Road, south of Pats Point Drive, and west of Temescal Canyon Road – 12.7 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)

II. PROJECT DESCRIPTION:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Residential-Estate Density Residential (RC:EDR) to Community Development-High Density Residential (CD:HDR). 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 GPA240008 is initiated by the Board of Supervisors – APN: 283-180-001 & 283-260-020

III. **MEETING SUMMARY**:

Mark Freed – presented the subject proposal

IV. PUBLIC COMMENTS:

Public Comments –
Gil Mendoza- concern with 4-story buildings and over use of land
Tracy Davis - neighboring owners do not want apartments next to them
Jerry Sinich – concerns of the use of the highest density

GPAC COMMENTS:

D2 and D5 GPAC members are unable to support due to setbacks concern acreage minimum at the highest density D3 member neutral at this time recommends to add caveats setback design consideration

V. GENERAL PLAN ADVISORY COMMITTEE ACTIONS:

The General Plan Advisory Committee voted as follows:

District 1: Absent
District 2: Oppose
District 3: Neutral
District 4: Absent
District 5: Oppose

Outlook

Opposition to low income housing in our community

From Albert De Leon <deleonae09@gmail.com>
Date Sun 2/23/2025 6:19 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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.

To whom it may concern,

I am writing to express my strong opposition to the proposed housing development in our neighborhood in Temescal Valley. While I understand the need for affordable housing in our community, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. This will increase population significantly where it will destroy our (already poor) infrastructure, populate our already overpopulated schools, and more so bring significant environmental damage to natural habitats.

The traffic this proposed project will bring will be so much chaos to our area which only has one main road in or out and that does not even include the congestion of the 15 fwy. This will bring and increase further strain on our roadways along with our public service.

Our area goal is to maintain rural areas. These high density housing will destroy this significantly.This development will bring on low income residents, which will lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing greenery and open spaces with a monolithic, high-density housing complex.

Lastly, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values making it hard for current residents to sell their homes.

Please strongly reconsider this proposed housing development. While I recognize the need for affordable housing. I do not believe this project is the right fit for our community. Thank you for your attention

--
Sincerely,
A concerned resident
Alberto De León

Outlook

public comments - GPA 240008

From bob paul <bobnbarb01@sbcglobal.net>
Date Tue 2/25/2025 2:45 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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.

As a resident of the Temescal Valley, I recommend that you DO NOT approve GPA 240008 for the following reasons:

1. A change from the current Rural Community: Estate Density Residential (RC:EDR) to Community Development: Very High Density Residential (CD:VHDR) is NOT a good fit for that area

2. The type of housing being proposed is simply not in keeping with the "character" of that area

3. This project alters the aesthetics of the whole area, replacing existing greenery and open spaces with very high-density housing

4. There will be a decrease in property values in the surrounding neighborhood

5. An increase in population density puts a strain on our already overburdened infrastructure

6. The 15 freeway cannot take an increased traffic load; our only other north/south road (Temescal Canyon Road), is just two lanes

7. You do not live here - you do not experience the DAILY CHALLENGES we residents face with the freeway and the local traffic in our area

8. I'm tired of seeing the "rubber stamp" approval by Riverside County, stating there will be "NO SIGNIFICANT IMPACT ON TRAFFIC"

9. Riverside County does not take into consideration the "cumulative effect" of these "rubber stamp" approvals

10. Again, I DO NOT recommend approval of GPA 240008

Barbara J. Paul
25999 Glen Eden Road
Temescal Valley
(951) 818-2580
bobnbarb01@sbcglobal.net

Outlook

2/26 Hearing

From Carol Bostian <c.p.bostian@gmail.com>
Date Mon 2/24/2025 8:33 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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 am a full-time resident of Glen Eden since April 2021. Today, I had a doctor's appointment only 11 miles north in Corona from my home at Glen Eden. Traffic has gotten to be horrific over the past 2 years; it took me almost 30 minutes to get to the office on Magnolia Avenue, even though I hopped on the I-15 Freeway (what a misnomer!). Please do not allow the Rural Community: Estate Residential 2 parcels, the subject of the February 26th Hearing to be changed to High Density Residential.

The traffic is not the only issue that worries me. Many who live in the South Corona/Temescal Valley area choose to live here because it still has a rural feel, with its wildlife corridors. If I wanted to live in the City, I'd move to Orange County or Los Angeles.

Thank you for providing Public Notice and listening to my concerns.

Sincerely,

Carol Bostian

Outlook

Urgent email for fight high density housing

From Eva Rojas <evarojas1968@gmail.com>
Date Thu 2/20/2025 10:08 AM
To Leffew, Jordan <JLeffew@Rivco.org>

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.

To whome it may concern,

I am writing to express my strong opposition to the proposed housing development in our neighborhood in Temescal Valley. While I understand the need for affordable housing in our community, I believe that this project would have a detrimental impact on our community. It does fit our community of 1 acre lots nearby.

First and foremost, the proposed development is simply too large for our area. This will increase population significantly where it will destroy our (already poor) infrastructure, populate our already overpopulated schools, and more so bring significant environmental damage to natural habitats.

The traffic this proposed project will bring will bring so much chaos to our area which only has one main road in or out and that does not even include the congestion of the 15 fwy. This will bring and increase further strain on our roadways along with our public service.

Our area goal is to maintain rural areas. These high density housing will destroy this significantly.This development will bring on low income residents, which will lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing greenery and open spaces with a monolithic, high-density housing complex.

Lastly, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values making it hard for current residents to sell their homes.

Please strongly reconsider this proposed housing development. While I recognize the need for affordable housing. I do not believe this project is the right fit for our community. Thank you for your attention

--
Sincerely

Eva Rojas

This email, including attachment is intended for the person(s) or company named and may contain confidential and/or legally privileged information. Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.

Outlook

GPA240008

From Gloria Schoeppe <finance@gleneden.com>
Date Tue 2/25/2025 1:20 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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 am very much against the high density apartment building complex in the Hunt-Lawson/Temescal Canyon Rd/Tom's farm area. The 15 freeway is already failing our community, it was not built to accommodate our existing needs and would only create a greater transit disaster. Please do not move forward with this project.

--
Gloria Schoeppe
Director of Finance
Glen Eden Sun Club

Outlook

---

opposition to temescal canyon plan

From Heather Fuller <mychfun@gmail.com>
Date Tue 2/25/2025 6:48 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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 would like to register I am against the proposed high-density apartment building complex in the Hunt-Lawson/Temescal Canyon Road/Toms Farm area for the following reasons:

1. High density housing next to acreage parcels. It will ruin the feel that we love in Temescal Valley.
2. Too much traffic from Indian truck Trail all the way to Temescal every day and most times of day already. This will add too many cars to a road that is not equipped to deal with that many cars.
3. I shop near Sycamore Creek shopping and the roads there will also be highly congested.

Please do not plan this dense housing project before roads and systems for traffic flow are completed.

Heather Fuller
25999 Glen Eden Rd
Temsal Valley, Ca 92883
805-501-9294

Outlook

High rise apartment building near Tom's Farm

From James & Cheryl Keys <keys2retire@yahoo.com>
Date Tue 2/25/2025 5:32 PM
To Leffew, Jordan <JLeffew@Rivco.org>

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.

We live at Glen Eden and are opposed to this project.
1. Freeway already overloaded.
2. Increase in population density would put more stress on infrastructure.
3. Alters the aesthetic of our area.
4. Will decrease property values.

Thank you,
James and Cheryl Keys

Date: **23FEB2025**
From: **Paul Cadaret**

To: RIVCO Planning Department and others
PO Box 1409
Riverside, CA 92502-1409
Attn: Jordan Leffew
Phone: 951-955-9721
Fax : -
Email: jleffew@rivco.org

Subject: RIVCO General Plan Amendment No. 240008 (GPA240008)

Hello Mr Leffew,

I received the attached RIVCO Planning Department Public Meeting notice (**Planing_Meeting_Notice_20250226.pdf**). Recently I took some time to ***decipher*** your meeting notice to see how it affects us. I am now concerned that it will likely adversely affect us and our neighbors.

My analysis of the GPA240008 meeting notice is shown in the attached file named **GPA240008_Analysis-06.vsdx.pdf**. If you look at the notes in my analysis drawings you will see some of my concerns. Please take a look at page-1, specifically note-1. Your drawing shows that **Pats Point Dr** runs through the parcels named for redesignation as a Medium/High Density (MHDR) Development in GPA240020. Not only is this labeling of this road incorrect, but this indicates to me that it is RIVCO's intention to allow Pats Point Dr to be used as a *primary* or *secondary* access road for the MHDR development lots. I hope that this is not the case. Such a scenario would present **significant traffic and safety problems**.

Because your Public Meeting Notice Map is incorrect I am concerned that this incorrect information was presented to the RIVCO Planning Commission members or RIVCO General Plan Advisory Committee members who were the decision-makers at the public meeting. As a result the decision-makers may have made a land-use recommendation or decision regarding the GPA240020 parcels that is based on incorrect and inadequate information.

Referring to my analysis document, my concerns are as follows:

A. Page-3: Crime. The development described requires the properties <1> and <2> to be rezoned for "Very High Density Residential" (VHDR) use.

1. Such a use would likely enable low-income housing to be placed here and this might be associated with higher crime in the area.

2. How many "Below Market Rate" (BMRs) units is the Developer required to build/sell for the project?

3. Is the Developer intending to build and sell these BMR units or will they be paying the in lieu fee?

4. Are there any Public Facility Development requirements of the Developer? (Is the Developer required to provide new public access roads, new traffic signals, fire dept etc).

5. Will there be an HOA established for this project to help maintain the property?

B. Page-3: Traffic. Such a VHDR development use would likely require an accessway on Lawson Road. Such a drastic increase in traffic would detrimentally affect nearby homeowners who purchased their "estate lots" with the expectation of low traffic on Lawson Road and the "quiet enjoyment of the area.

1. Please describe the envisioned access strategy.

C. Page-3: Sewer. Such a VHDR development use would likely require some form of local project septic system (shown later). If not properly designed this can significantly deteriorate the local environment for the neighbors to the North, West, & South.

1. Please describe the sewer management strategy.

D. Page-3: Drainage. The shown area elevation is <3> highest, <2> intermediate, <1> and Lawson Road at the lowest point. We already experience flooding on the E and W side of Lawson Road in front of 283-260-005 due to the runoff from Pats Point Drive during moderate rains (1 ft at our driveway). The area on Lawson Road in front of <1> does not have a natural drainage path so the collected water sits until it sinks in. The additional runoff from 12.7 acres that contains a great deal of paved/roofed space in this development will cause a disastrous amount of water to drain toward Lawson Road affecting nearby property owners.

1. Please describe the drainage management strategy

E. Page-5: Parcel labeling inconsistencies.

1. Please see my notes on page 5. I am concerned that the zoning has changed on these affected parcels without a meeting notice. This limits my ability to seek relevant advice .

Thank you for your consideration.

Sincerely,

/PSC/

Paul S Cadaret
Affected Homeowner
23885 Lawson Road
Corona, CA 92883
Phone: 949-354-2266
Email: **pscadaret@gmail.com**

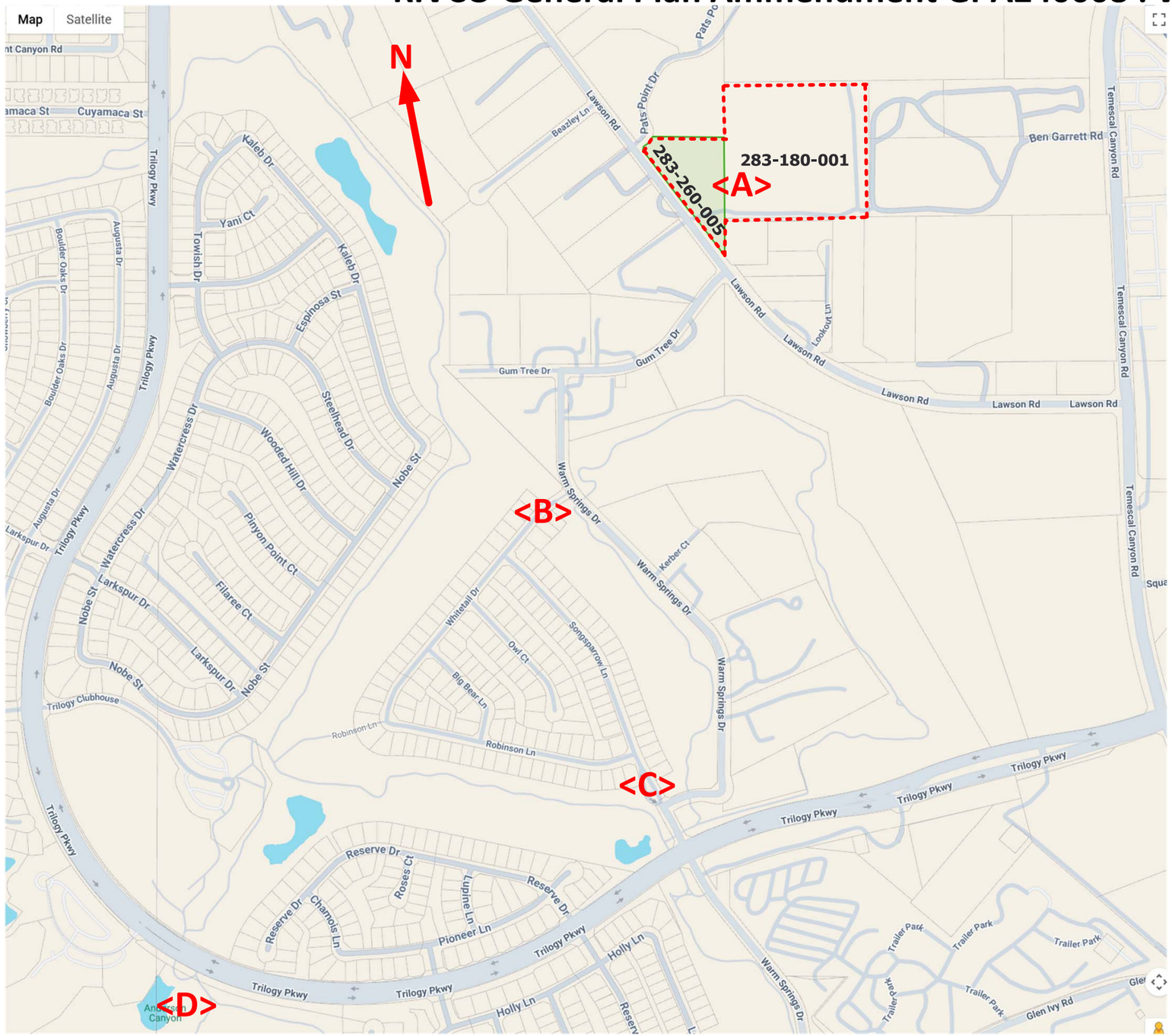
Additional reference data:

- **RIVCO Planning Dept**
  Phone: 951-955-3200
  Email: planning@rivco.org
- **RIVCO Planning Dept Director**

John Hildebrand, Planning Director
Sarah Moore, Planning Manager
Executive Assistant: Esmeralda Medina
Phone: (951) 955-6097,
Fax: (951) 955-1811, or
email: esmedina@rivco.org

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RIVCO General Plan Ammendment GPA240008 : Wider Area View



Notes:

1) Affected APNs from notice are:
APN: 283-180-001 & 283-260-020

2) URL ref: https://rivcoview.rivcoacr.org/#/Property-Search/283260020

3) The development area labeled as **<A>** requires 2 parcels to be rezoned for "Very High Density Residential" (**VHDR**) use.

4) Such a VHDR development use would likely enable a low-income development that may increase crime in our area.

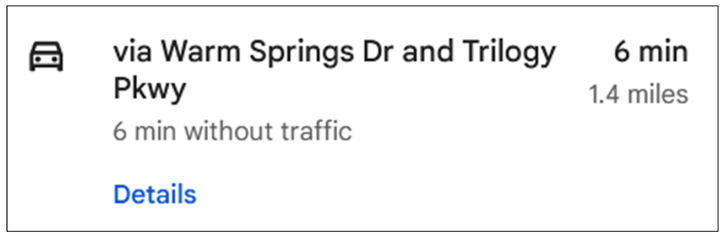
5) Such a VHDR development use would likely require an accessway on Lawson Road. Such a drastic increase in traffic would detrimentally affect nearby homeowners who purchased their "estate lots" with the expectation of low traffic on Lawson Road and the "quiet enjoyment of the area.

6) Such a VHDR development is approximately 800ft from Trilogy homes near <B>, 1800ft from the Trilogy gate <C>, and a bit further to the Trilogy office at <D>.

Generated by Paul Cadaret

RIVCO General Plan Ammendment GPA240008 : Trilogy Area View





Notes:

1) Affected APNs from notice are:
APN: 283-180-001 & 283-260-020

2) General URL ref: https://www.google.com/maps/dir/23945+Lawson+Rd,+Temescal+Valley,+CA+92883/24503+Trilogy+Pkwy,+Corona,+CA+92883/@33.7681169,-117.4985916,1441m/data=!3m1!1e3!4m19!4m18!1m10!1m1!1s0x80dcbee69fc3b1ab:0x6894aebc7ce999a6!2m2!1d-117.4951899!2d33.7731059!3m4!1m2!1d-117.4943672!2d33.771957!3s0x80dcbee4400be637:0x5bf0368578501bae!1m5!1m1!1s0x80dcbf027de99785:0xcca9a0143e039e85!2m2!1d-117.5030588!2d33.7633016!3e0!5m1!1e1?entry=ttu&g_ep=EgoyMDI1MDIxOS4xIKXMDSoJLDEwMjExNDUzSAFQAw%3D%3D

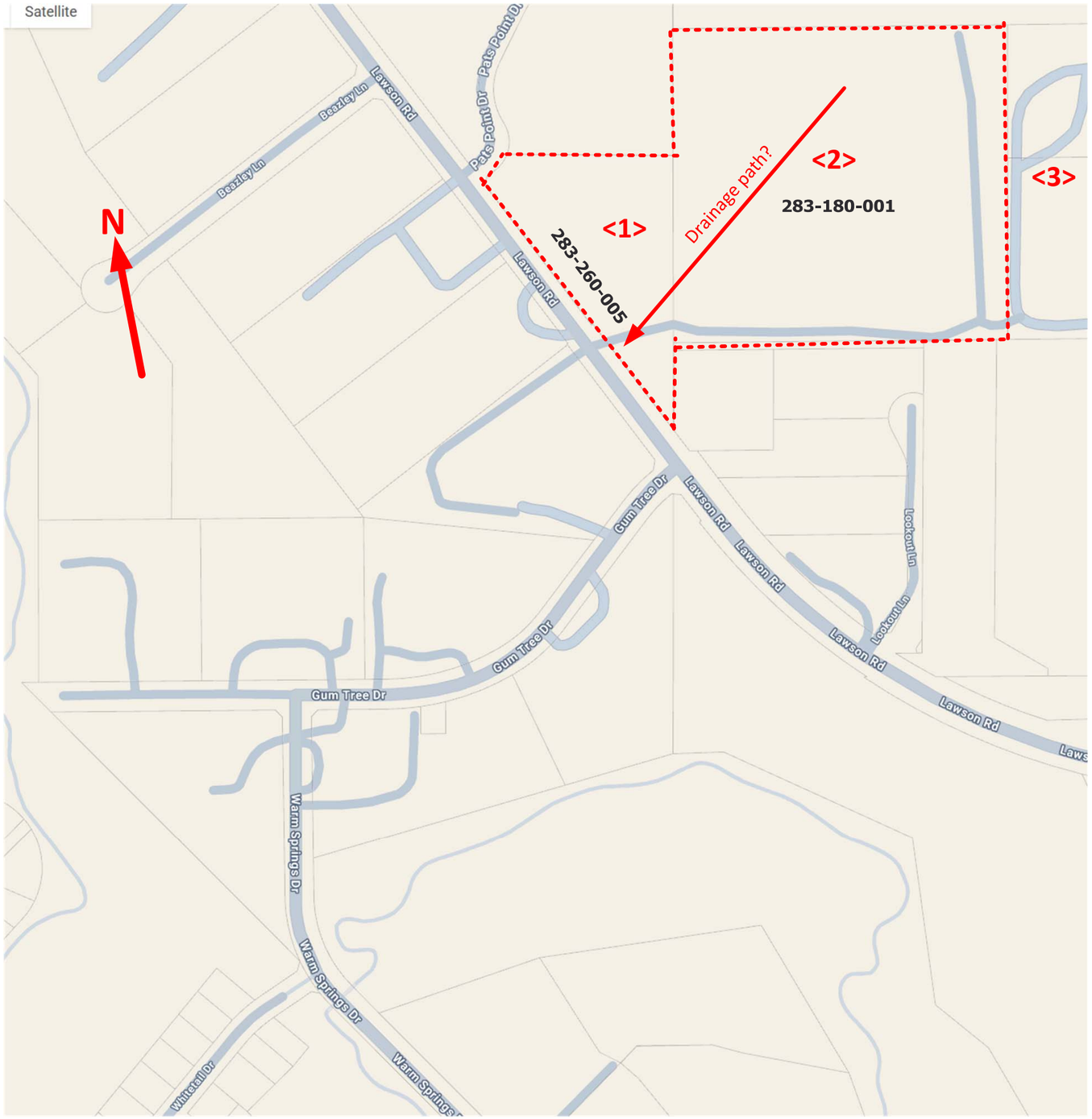
3) The development described requires the properties **<1>** and **<2>** to be rezoned for "Very High Density Residential" (**VHDR**) use. Such a use would likely enable low-income housing to be placed here and might be associated with higher crime in the area.

4) Such a VHDR development use would likely require an accessway on Lawson Road. Such a drastic increase in traffic would detrimentally affect nearby homeowners who purchased their "estate lots" with the expectation of low traffic on Lawson Road and the "quiet enjoyment of the area.

5) Such a VHDR development is approximately 800ft from Trilogy homes near <B>, 1800ft from the Trilogy gate <C>, and a bit further to the Trilogy office at <D>.

6) Google Maps "directions" shown in the image to the left.

RIVCO General Plan Ammendment GPA240008 : Local Area View



Notes:

1) Affected APNs from notice are:
APN: 283-180-001 & 283-260-020

2) General URL ref: https://rivcoview.rivcoacr.org/#/Property-Search/283260020

3) The development described requires the properties **<1>** and **<2>** to be rezoned for "Very High Density Residential" (**VHDR**) use. Such a use would likely enable low-income housing to be placed here and might be associated with higher crime in the area.

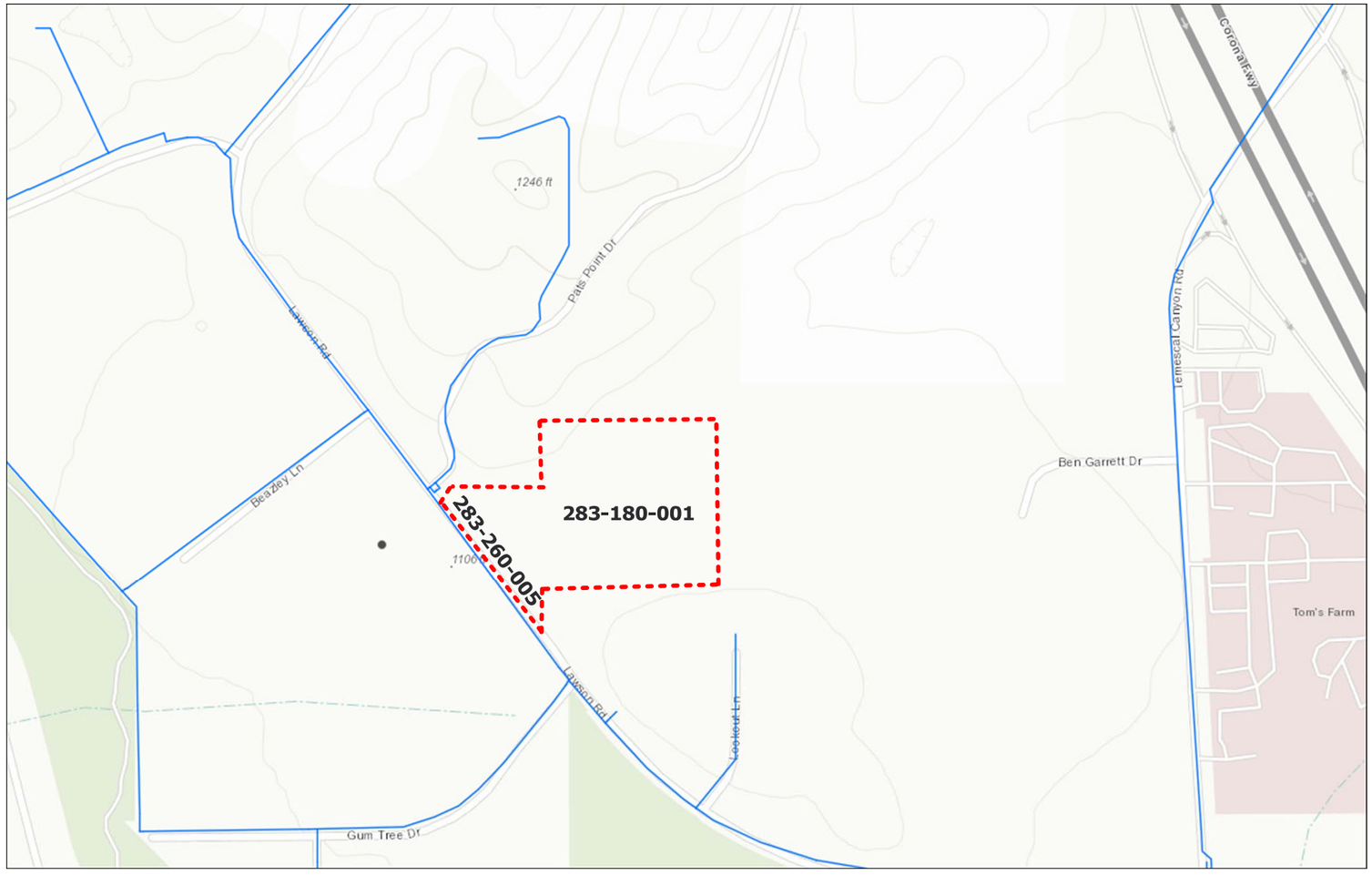
4) Such a VHDR development use would likely require an accessway on Lawson Road. Such a drastic increase in traffic would detrimentally affect nearby homeowners who purchased their "estate lots" with the expectation of low traffic on Lawson Road and the "quiet enjoyment of the area.

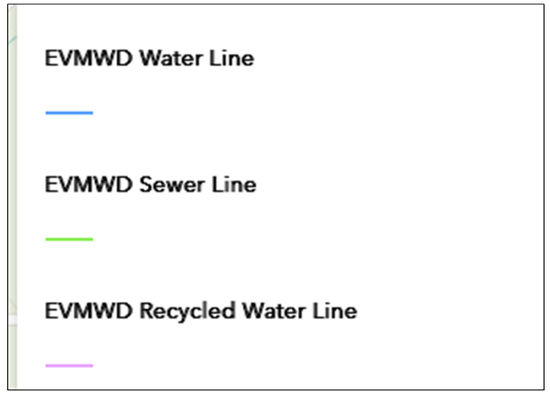
5) Such a VHDR development use would likely require some form of local project septic system (shown later). If not properly designed this can significantly deteriorate the local environment for the neighbors to the North, West, & South.

6) The shown area elevation is <3> highest, <2> intermediate, <1> and Lawson Road at the lowest point. We already experience flooding on the E and W side of Lawson Road in front of 283-260-005 due to the runoff from Pats Point Drive during moderate rains (1 ft at our driveway). The area on Lawson Road in front of <1> does not have a natural drainage path so the collected water sits until it sinks in. The additional runoff from 12.7 acres of paved/roofed space in this development will cause a disastrous amount of water to drain toward Lawson Road affecting nearby property owners.

7) What bonding can the developer and/or RIVCO provide to the benefit of the local neighbors that can assure that CEQA requirements are met in the short term and in the long term? Please explain bond protections.

RIVCO General Plan Ammendment GPA240008 : EVMWD Developer Services View





Notes:

1) Shown to the left is a fragment of the EVMWD "Developer" map with the GPA24008 parcel locations labeled.

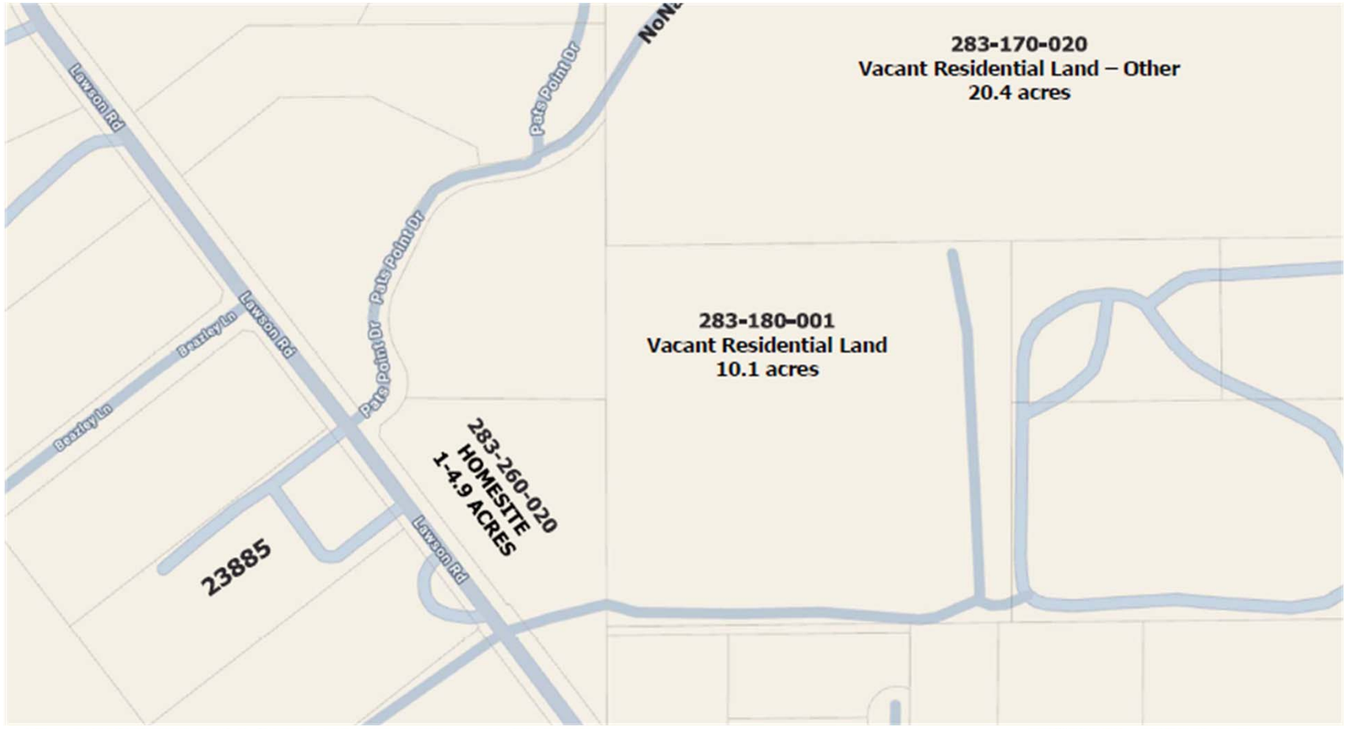
2) URL ref: https://evmwd.maps.arcgis.com/apps/webappviewer/index.html?id=e505103a6c9b4a2f9e1f54e69fa4567f

3) This developer map shows EVMWD water/sewer services provided in the area. Water lines are blue (available). Sewer lines are green (not available).

4) Such a VHDR development use would likely require some form of local project septic system. If not properly designed this can significantly degrade the local environment for the neighbors to the North, West, & South. This is a serious quality of life issue for nearby neighbors.

5) What bonding can the developer and/or RIVCO provide to the benefit of the local neighbors that can assure that CEQA requirements are met in the short term and in the long term? Please explain bond protections.

RIVCO General Plan Ammendment GPA240008 : RivcoView Inconsistency



Notes:

1) URL ref: https://rivcoview.rivcoacr.org/#/Property-Search/283260020

2) Shown on the is a fragment from my analysis document for GPA240020. Note the labels that I assigned to these same 2 parcels based on RivcoView data present in NOV2024.
- 283-180-001, Vacant Residential Land, 10.1 acres
- 283-260-020, HOMESITE, 1-4.9 ACRES

Now, in FEB2025 RivcoView labels these 2 parcels as follows:
- 283-180-001, **Vacant Industrial Land**, 10.100 acres
- 283-260-020, **Vacant Industrial Land**, 2.620 acres

RivcoView is the only source of parcel zoning "truth" that I know of.

3) The GPA240008 NOTICE OF PUBLIC MEETING says the following:

Existing Zoning: R-A-2 1/2 (Residential Agriculture, 2.5-acre minimum) - Existing Land Use: Estate Density Residential (RC:EDR)

I presume that this is referring to 283-260-020.

Notes (continued):

4) Questions:

A. When did these parcels get rezoned to **Vacant Industrial Land**?
B. Why was I not sent a NOTICE OF PUBLIC MEETING regarding this earlier rezoning activity?
C. Is this change to RivcoView an error?
D. Is RivcoView not supposed to accurately reflect zoning status?
E. Was this earlier rezoning activity performed improperly/illegally?
F. I believe that this discrepancy renders the accuracy of the current GPA240008 NOTICE OF PUBLIC MEETING seriously in error.

5) I request that the **Rivco Planning Commission** immediately do the following:

A) Suspend the current GPA240008 rezoning activity and perform an investigation into this zoning data discrepancy so that locally affected residents like myself can have an accurate starting point for their analysis of the proposed rezoning effort.

B) Report to the local residents what the true zoning of these parcels are prior to proceeding with the GPA240008 rezoning effort.

C) Schedule a new GPA240008 NOTICE OF PUBLIC MEETING after this zoning data issue is resolved to the satisfaction of the local residents.

Thank you for your consideration.

RIVCO General Plan Ammendment GPA240008 : Planning Department Info

To: **RIVCO Planning Department and others**
PO Box 1409
Riverside, CA 92502-1409
Attn: Jordan Leffew
Phone: 951-955-9721
Fax : -
Email: jleffew@rivco.org

Subject: **RIVCO General Plan Amendment No. 240008 (GPA240008)**

Additional reference data:

- **RIVCO Planning Dept**
  Phone: 951-955-3200
  Email: planning@rivco.org
- **RIVCO Planning Dept Director**
  John Hildebrand, Planning Director
  Sarah Moore, Planning Manager
  Executive Assistant: Esmeralda Medina
  Phone: (951) 955-6097,
  Fax: (951) 955-1811, or
  email: esmedina@rivco.org

RIVCO General Plan Ammendment GPA240008 : Supervisor Info

Second District

Supervisor Karen Spiegel

The Second Supervisorial District includes the cities of Canyon Lake, Corona, Eastvale, Lake Elsinore, Norco, and portions of Jurupa Valley. Unincorporated communities within the 2nd Supervisorial District include Coronita, El Cerrito, El Sobrante, Home Gardens, Lake Mathews, Lakeland Village, Temescal Valley, Warm Springs and Woodcrest.

County Administrative Center

4080 Lemon Street - 5th Floor
Riverside, CA 92501

(951) 955-1020
district2@rivco.org

Second District Website

District Lookup Map



Supervisor Karen Spiegel, Second District

Visit District Website

https://rivco.org/board-supervisors

https://rivcodistrict2.org/

Welcome to the County of Riverside's Second District. The Second District is located in western Riverside County and has over 480,000 residents. Supervisor Karen Spiegel proudly serves the constituents of the cities of Canyon Lake, Corona, Eastvale, Jurupa Valley, Lake Elsinore, and Norco, along with the unincorporated communities of Coronita, El Cerrito, Gavilan Hills, Home Gardens, Lake Mathews, Lakeland Village, **Temescal Valley**, Warm Springs, Woodcrest and more.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** GENERAL PLAN ADVISORY COMMITTEE to consider the project shown below:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Very High Density Residential (CD:VHDR), to allow for submittal of an application for a multifamily complex on 11.67 net acres. The project will include patios, garages, common areas, and stairs & corridors in residential tuck under stack flats (3 buildings) and 2-story carriage buildings (5 buildings). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed (GPA240008) is initiated, by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721.

TIME OF MEETING:	9:00 am (or as soon as possible thereafter)
DATE OF MEETING:	**Wednesday February 26, 2025**
PLACE OF MEETING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 1st FLOOR, CONFERENCE ROOM 2A 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Edward Lincoln at jleffew@rivco.org or (951) 955-9721. or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:
https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office located at 4080 Lemon St. 12th Floor, Riverside CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jordan Leffew
P.O. Box 1409, Riverside, CA 92502-1409

Outlook

Urgent: New High Density Housing in Temescal Valley

From Priscilla De Leon <pdeleon1225@gmail.com>
Date Mon 2/17/2025 10:27 AM
To Leffew, Jordan <JLeffew@Rivco.org>

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.

Dear Sir,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our community, I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. This will increase population significantly where it will destroy our (already poor) infrastructure, populate our already overpopulated schools, and more so bring significant environmental damage to natural habitats.

The traffic this proposed project will bring will be so much chaos to our area which only has one main road in or out and that does not even include the congestion of the 15 fwy. This will bring and increase further strain on our roadways along with our public service.

Our area goal is to maintain rural areas. These high density housing will destroy this significantly.This development will bring on low income residents, which will lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing greenery and open spaces with a monolithic, high-density housing complex.

Lastly, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values making it hard for current residents to sell their homes.

Please strongly reconsider this proposed housing development. While I recognize the need for affordable housing. I do not believe this project is the right fit for our community. Thank you for your attention

--
Sincerely,
A concerned resident
Priscilla De Leon

This email, including attachment is intended for the person(s) or company named and may contain confidential and/or legally privileged information. Unauthorized disclosure, copying or use of this information may be unlawful and is prohibited. If you are not the intended recipient, please delete this message and notify the sender.

Ruth Brissenden, J.D.
PO Box 78824, Corona, CA 92877
Tel: (949) 212-6292 Fax: (949) 743-0020
ruthbrissenden@gmail.com

SENT VIA ELECTRONIC MAIL

February 24, 2025

Riverside County General Plan Advisory Committee
jleffew@rivco.org

RE: Foundation Component General Plan Amendment No. 240008 (GPA240008)
Public Meeting Date 2/26/2025

Dear Advisory Committee,

I am submitting comments on the above referenced foundation change. I live in Temescal Valley, not far from the proposed development site.

In general, I am in favor of high density and very high density residential housing (HDR and VHDR). We need more housing in Riverside County, especially housing that people working here can afford. There are many new light industrial and commercial projects proposed in Temescal Valley, most of which will provide jobs paying less than $20 per hour. The people working in the community and at the projected businesses should be able to afford to live in the community.

However, I am NOT in favor of HDR or VHDR in close proximity to a manufacturing facility that generates large amounts of heavy truck traffic. Such a plan poses a danger to those, particularly children, who would be living in the HDR/VHDR complex.

The applicant, MCP Industries, Inc. has plans to construct a 188,000 sq. ft. light industrial manufacturing warehouse mere feet away from the currently proposed HDR/VHDR housing complex; mere feet away from where children will be living, playing, riding bikes, etc. The Traffic Impact Analysis for the industrial project, which relies on a change the zone from commercial to manufacturing and includes 16 loading docks, estimates a total of 325 heavy truck trips (3 and 4 axle trucks) per day.

Children and heavy trucks are not a good mix. The foundation change to HDR or VHDR for GPA240008, should be approved ONLY if the adjacent parcel's zoning remains commercial. Manufacturing and the large number of dangerous heavy trucks it gives rise to is not an appropriate land use next to HDR or VHDR.

Sincerely,



Ruth Brissenden, J.D.
Temescal Valley Resident

To: Riverside County Planning Commission.

RE: GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) CONCERNS

Date: February 23, 2025

Dear Sir/Madam,

I am writing to express my strong opposition to our neighborhood's proposed rezoning (GPA240008), which would change the designation from Rural Community: Estate Density Residential to Community Development and Very High Density Residential. This change would allow a multifamily complex of 350 apartments on 11.67 net acres application to be submitted. The proposed rezoning and development represent an inappropriate density for our area. An increase in population would strain our already overburdened infrastructure, negatively impact our schools, increase traffic congestion, create public safety risks, and place additional pressure on our public services.

Furthermore, the type of housing proposed, if rezoned, does not align with the character of our neighborhood. It would drastically alter the aesthetic of our rural area, replacing existing open spaces with a large, high-density housing complex that does not reflect the architectural style of our community.

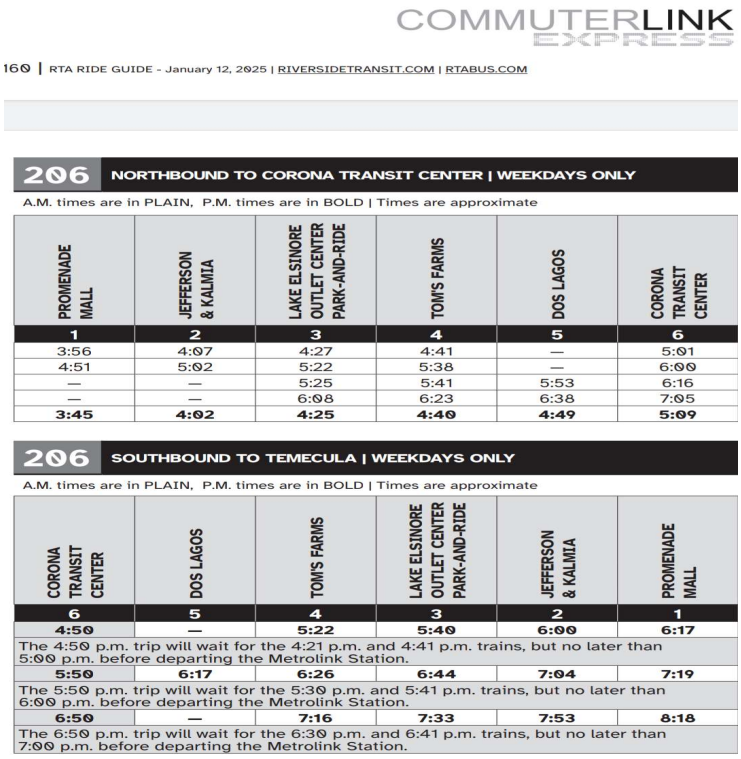
In fact, the 2021-2029 Housing Element HCD Review Draft, dated May 2024, highlights concerns raised by Riverside County residents during community and stakeholder meetings. The document states: “Maintaining the rural characteristics of the unincorporated county was a concern, especially regarding the general lack of infrastructure throughout much of unincorporated Riverside County.”

The County's response to this concern stated: “To maintain rural characteristics, the County’s updates to the Land Use Ordinance would allow for a larger variety of housing that could fit into a rural setting. These new housing typologies include accessory dwelling units, mobile homes, tiny homes, container homes, and ranchettes. Please refer to the updated Land Use Ordinance (Ordinance 348) for a more detailed description of the new housing typologies allowed…”. However, the response did not incorporate how an application for rezoning a rural area would address maintaining the rural characteristics.

My research did not reveal that any commission member lived in Corona or Temescal Valley. It may be difficult for you to appreciate our daily challenges related to traffic and the fact that most days, including weekends, we cannot travel without it, taking 45 minutes to an hour just to reach the 91 interchanges. Before making any recommendations, you are strongly advised to visit Temescal Valley over various days and times to be fully aware of the area and the conditions before making a recommendation to the Board of Supervisors.

While I understand the county's need for affordable housing, this project does not fulfill that need. The rental rates for apartments in this area range from $2,830 to $3,125 per month, exceeding the affordable housing limits set by Riverside County. In addition, “affordable

housing" should be developed near transit (there is only one bus route with limited service on weekdays in the mornings and evenings) to reduce the cost of living, provide access to jobs and economic opportunities, and be close to businesses. Proper affordable housing serves low-income families that the market does not adequately address. These apartments fail to meet that intent and do not provide access to adequate transit, jobs nearby, or economic opportunities.



COMMUTERLINK EXPRESS

160 | RTA RIDE GUIDE - January 12, 2025 | RIVERSIDETRANSIT.COM | RTABUS.COM

206 NORTHBOUND TO CORONA TRANSIT CENTER | WEEKDAYS ONLY

A.M. times are in PLAIN, P.M. times are in BOLD | Times are approximate

PROMENADE MALL	JEFFERSON & KALMIA	LAKE ELSINORE OUTLET CENTER PARK-AND-RIDE	TOM'S FARMS	DOS LAGOS	CORONA TRANSIT CENTER
1	2	3	4	5	6
3:56	4:07	4:27	4:41	—	5:01
4:51	5:02	5:22	5:38	—	6:00
—	—	5:25	5:41	5:53	6:16
—	—	6:08	6:23	6:38	7:05
3:45	**4:02**	**4:25**	**4:40**	**4:49**	**5:09**

206 SOUTHBOUND TO TEMECULA | WEEKDAYS ONLY

A.M. times are in PLAIN, P.M. times are in BOLD | Times are approximate

CORONA TRANSIT CENTER	DOS LAGOS	TOM'S FARMS	LAKE ELSINORE OUTLET CENTER PARK-AND-RIDE	JEFFERSON & KALMIA	PROMENADE MALL
6	5	4	3	2	1
4:50	—	**5:22**	**5:40**	**6:00**	**6:17**
The 4:50 p.m. trip will wait for the 4:21 p.m. and 4:41 p.m. trains, but no later than 5:00 p.m. before departing the Metrolink Station.					
5:50	**6:17**	**6:26**	**6:44**	**7:04**	**7:19**
The 5:50 p.m. trip will wait for the 5:30 p.m. and 5:41 p.m. trains, but no later than 6:00 p.m. before departing the Metrolink Station.					
6:50	—	**7:16**	**7:33**	**7:53**	**8:18**
The 6:50 p.m. trip will wait for the 6:30 p.m. and 6:41 p.m. trains, but no later than 7:00 p.m. before departing the Metrolink Station.					

The Impact on Schools:

Temescal Valley Elementary, the school designated for this location, has a capacity of 954 students. For the 2023-2024 school year, enrollment was at 953 students. The next nearest elementary school, Todd Elementary, which requires bus transportation, has a capacity of 1,100 students and is currently operating near capacity with 1,060 students. The local middle school, El Cerrito, can accommodate 1,200 students but currently has an enrollment of 1,181. If rezoned, the students from the proposed apartment development will add to the local student population, which will also be impacted by incomplete housing developments that have been previously approved.

Traffic Concerns:

If rezoned, the proposed development will lead to increased traffic congestion. Riverside County measures traffic impact by estimating that each home generates about ten vehicle trips daily, resulting in 3,500 additional vehicle trips. This figure does not include the recently approved industrial buildings (PPT230049), which contribute an additional 3,932 daily trips according to their traffic report. These two projects are expected to increase traffic by at least 7,432 daily trips. The existing road infrastructure in this community cannot accommodate such an increase,

as evidenced by the daily tolls residents face when commuting to work and the daily congestion pictured below. In 2022, over 150,000 cars touched the I-15 and Temescal Canyon Road every weekday.




Join us on Facebook. Sign up to receive this newsletter by email at WeAreTV.org@gmail.com

WE ARE TEMESCAL VALLEY

Vol. 6 No. 11 WeAreTV.org June 2022

Evacuating Temescal Valley

HEADED NORTH: This photo was taken by RCTC staff a few years ago and shows the northbound I-15 between Indian Truck Trail and Temescal Canyon Road. An estimated 150,000 vehicles touch Temescal Canyon Road at the I-15 weekdays.

Public Safety Risks:

The heightened traffic poses a significant risk to public safety. Temescal Valley is located at the Cleveland National Forest base, with no east-west exits and only one north-south roadway. In addition to the I-15. There are 10,034 properties in Temescal Valley that have some risk of being affected by wildfire over the next 30 years. This represents 100% of all properties in Temescal Valley. This area is at high risk of wildfires. In the event of another wildfire, timely evacuation would be nearly impossible under current conditions. The lack of adequate roads, exit routes, and highway access will only worsen with the addition of these 350 apartments if the rezoning is approved, further compounding the infrastructure issues.

The evacuation plan for Temescal Valley is clear, but given the severe lack of infrastructure, knowing the emergency path offers little comfort during rapid-moving fires like the Palisades fire. Residents fear that Riverside County leaders may overlook our urgent pleas, and they do not want to see their community profiled in the headlines due to inaction. The following is an excerpt from a news report after the Palisades fire.

> "Over the past decade, residents have held meetings and sent emails urging local officials to recognize the potential evacuation problems and take preventive measures. In a 2020 message to Los Angeles City Council members, Palisades community leaders expressed that there remain "substantial risks to public safety due to overcrowded conditions causing backups on both substandard and standard streets during required evacuations."

Approving this rezoning and development would create substantial risks to public safety. Overcrowded conditions would cause backups during evacuations, endangering many who need to evacuate during emergencies and potentially trapping them due to inadequate infrastructure.

Long-term Effects on Property Values:

Additionally, I am deeply concerned about how this rezoning and development will impact property values in the surrounding area. The influx of apartment buildings, designed with aesthetics more typical of urban areas or developing nations, could lead to a decline in property values, making it difficult for current residents to sell their homes or relocate.

Conclusion:

In conclusion, I strongly urge you to recommend to the Board of Supervisors against/oppose the proposed rezoning and apartment development. While I understand the need for affordable housing, the rezoning, and this apartment project are unsuitable for our neighborhood and do not align with its character. An increase in population would strain our already overburdened infrastructure, negatively impact our schools, increase traffic congestion, create public safety risks, and place additional pressure on our public services. Thank you for your attention to this matter.

Sincerely,
Teri Ransbury
Concerned Resident

Cc: Karen Spiegel via email
district2@rivco.org

Outlook

Ref: GPA240008 - Strong Opposition to High-Density Housing in Temescal Valley, CA

From Orianna Pacchioni <oripacchioni28@yahoo.com>
Date Wed 3/5/2025 6:14 PM
To Leffew, Jordan <JLeffew@Rivco.org>
Cc oripacchioni28@yahoo.com <oripacchioni28@yahoo.com>

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.

Hello,

I hope I'm not too late as I just found out about this project request.

I am writing to express my strong opposition to any plans for any high-density housing developments in Temescal Valley, CA. Our community is already overwhelmed with residential developments, and the lack of necessary infrastructure makes further expansion completely unsustainable.

Currently, Temescal Valley's roads, schools, and essential services are stretched to their limits. The addition of high-density housing—whether apartments, condominiums, or other multi-unit dwellings—will only exacerbate these issues. Traffic congestion has become unbearable, with what should be a 15-minute drive (two freeway exits) often taking upwards of 45 minutes due to overcrowded roads and freeway on-ramps. The I-15 and local arterials are already gridlocked during peak hours, and adding more homes without significant road improvements will make daily commutes intolerable.

Additionally, our schools are over capacity, forcing many students into crowded classrooms and portable buildings. Adding more families to an already overwhelmed system will degrade the quality of education for our children, something that should be unacceptable to all decision-makers. Where will these children go to school, and how will they receive the attention they need in an already overburdened district?

Furthermore, there is little to no infrastructure to support further population growth. Essential services such as fire, police, and medical response times are already strained, and further development without substantial investment in public safety would put residents at increased risk.

Temescal Valley is a beautiful community, but reckless overdevelopment threatens its livability, safety, and quality of life. I urge you and your colleagues to prioritize responsible planning over unchecked expansion. Infrastructure must come first—roads, schools, emergency services, and community resources should be addressed before even considering additional high-density housing.

I respectfully request that you reject any proposals for high-density housing in our area until substantial infrastructure improvements are made to accommodate the existing population. Please listen to the concerns of the residents who live here and experience these daily challenges firsthand.

Thank you for your time and consideration. I look forward to your response and hope that you will take the necessary steps to preserve the well-being of Temescal Valley.

Regards,

Orianna Pacchioni
Human Resources Manager

PFI TECH
P: 310.824.1800 x409
F: 310.824.1809
C: 562.445.5448
E: Orianna.Pacchioni@pfitech.com
Timezone: PST
 cid:image001.jpg@01CFC130.7D670C10

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40 x 2 = 80

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

DATE: 11/21/2025

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department **(BOS Date 12-16-25)**

MT #: 28993

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Planning Contact: Krista Mason at KMason@rivco.org or (951) 955-1722 – District 2 [Applicant Fees 100%]

General Plan Advisory Committee hearing on **November 18, 2024**. The final result of the Committee's discussion of the initiation is: **Support: 0, Against: 2, Neutral: 1.**
Planning Commission hearing on **February 26, 2025.** The final result of the Commission's discussion of the initiation is: **Support: 1, Against: 3, Neutral: 0.**

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

☐ Place on Administrative Action

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

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

☐ Publish in Newspaper:

☒ CEQA Exempt
☒ 10 Day ☐ 20 Day ☐ 30 day

☒ Notify Property Owners (app/agencies/property owner labels provided)

RECEIVED RIVERSIDE COUNTY
2025 NOV 21 AM 10:01
CLERK/BOARD OF SUPERVISORS

Designate Newspaper used by Planning Department for Notice of Hearing:
(None)

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

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 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, December 16, 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. 240008.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-180-001 & 283-260-020. This proposed project is located: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon 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. 240008 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240008 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

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

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

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

Dated: December 2, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.° 240008 EN EL SEGUNDO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 16 de diciembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación de la Comisión de Planificación para aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación N.° 240008**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240008 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Residencial de Densidad Baja en Comunidad Rural (RC:EDR) a Residencial de Alta Densidad en Desarrollo Comunitario (CD:HDR), para permitir la presentación de una solicitud para un desarrollo residencial de 100 a 178 unidades con edificios de 2 a 3 pisos, patios, garajes y servicios compartidos como una casa club, patio con piscina, gimnasio, sala de correo, almacenamiento de bicicletas y oficina de arrendamiento. Se requerirá un plano de parcela y una reclasificación de la zona. Si la Junta de Supervisores aprueba la propuesta GPA240008, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La modificación del Plan General se encuentra en las parcelas catastrales (APNs): 283-180-001 y 283-260-020. Este proyecto propuesto está ubicado: al norte de Lookout Lane, al este de Lawson Rd, al sur de Pats Point Drive y al oeste de Temescal Canyon Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.° GPA240008 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda del Plan General N.° GPA240008 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON KRISTA MASON, PLANIFICADORA DE PROYECTOS, AL (951) 955-1722 O POR CORREO ELECTRÓNICO A KMASON@RIVCO.ORG.

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

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

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

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

Fecha: 2 de diciembre de 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.° 240008 EN EL SEGUNDO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 16 de diciembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación de la Comisión de Planificación para aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación N.° 240008**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240008 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Residencial de Densidad Baja en Comunidad Rural (RC:EDR) a Residencial de Alta Densidad en Desarrollo Comunitario (CD:HDR), para permitir la presentación de una solicitud para un desarrollo residencial de 100 a 178 unidades con edificios de 2 a 3 pisos, patios, garajes y servicios compartidos como una casa club, patio con piscina, gimnasio, sala de correo, almacenamiento de bicicletas y oficina de arrendamiento. Se requerirá un plano de parcela y una reclasificación de la zona. Si la Junta de Supervisores aprueba la propuesta GPA240008, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La modificación del Plan General se encuentra en las parcelas catastrales (APNs): 283-180-001 y 283-260-020. Este proyecto propuesto está ubicado: al norte de Lookout Lane, al este de Lawson Rd, al sur de Pats Point Drive y al oeste de Temescal Canyon Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.° GPA240008 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda del Plan General N.° GPA240008 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON KRISTA MASON, PLANIFICADORA DE PROYECTOS, AL (951) 955-1722 O POR CORREO ELECTRÓNICO A KMASON@RIVCO.ORG.

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

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

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

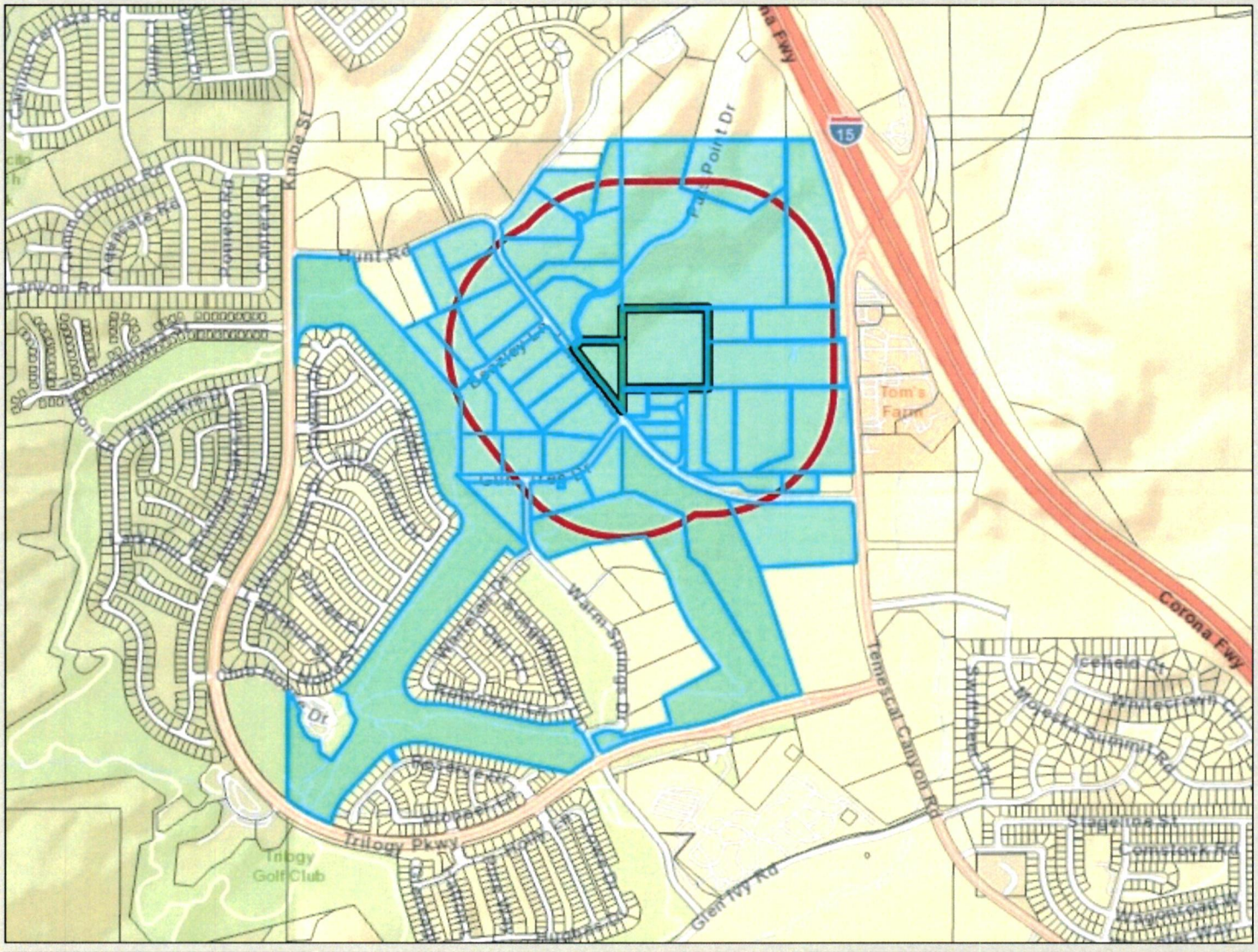
Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a cob@rivco.org.

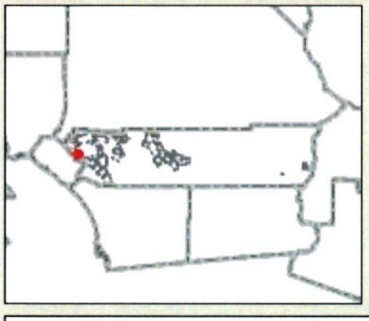
Fecha: 2 de diciembre de 2025

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

Riverside County GIS Mailing Labels

GPA240008





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... 8/12/2025 8:39:53 AM

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283170010
TRIPLE-EIGHT REVOCABLE TRUST DATED 12/12/2014
6888 LINCOLN AVE STE A
BUENA PARK CA 90620

283170018
CORONA NORCO UNIFIED SCHOOL DISTRICT
2820 CLARK AVE
NORCO CA 92860

283180001
MCP INDUSTRIES INC
708 S TEMESCAL ST STE 101
CORONA CA 92879

283180002
BEN GARRETT DRIVE
PO BOX 1839
CORONA CA 92878

283180008
DAVID E. CROCKETT
30249 LANDS END PL
CANYON LAKE CA 92587

283180009
HOLLENBECK PAUL F 2014 REVOCABLE TRUST DTD 04/08/14
130 W CITRON ST
CORONA CA 92882

283180032
ROBERT LEE LIND
23910 LAWSON RD
CORONA CA 92883

283180040
GUILLERMO ROJAS
23875 LOOKOUT LN
CORONA CA 92883

283180041
DUFFY L. FINLAY
23905 LOOKOUT LN
CORONA CA 92883

283180042
JOHN R. FITZPATRICK
23935 LOOKOUT LN
CORONA CA 92883

283180043
RANSBURY MICHAEL & TERI TRUST DTD 12/16/2020
23975 LOOKOUT LN
CORONA CA 92883

283250007
JAE JUN JUNG
9500 PATS POINT DR
CORONA CA 92883

283250010
RONALD L. MCAMIS
23761 LAWSON RD
CORONA CA 92883

283250011
HOYT WANITA C
23733 LAWSON RD
CORONA CA 92883

283250012
FERRARI CHARLES FRANCIS & SONYA LOUISE REVOCABLE TRUST DATED 5/3
23705 LAWSON RD
CORONA CA 92883

283250013
PRADEEP AMIN
4108 N SIERRA WAY
SAN BERNARDINO CA 92407

283250016
BINH T. VU
9480 PATS POINT DR
CORONA CA 92883

283250017
PREM RAMASWAMY
9440 PATS POINT DR
CORONA CA 92883

283250030
DIDAR SINGH
9490 PATS POINT DR
CORONA CA 92883

283250034
MURPHY TRUST DATED 9/16/22
PO BOX 2544
SANTA FE SPGS CA 90670

283250040
HENRY MENDOZA
1999 CRYSTAL DOWNS ST
CORONA CA 92883

283260001
GOVEIA RYAN & JAMIE LIVING TRUST DTD 10/1/24
8911 KENTVILLE ST
RIVERSIDE CA 92508

283260002
RYAN MCCLURE
9260 BEAZLEY LN
CORONA CA 92883

283260003
DAVID E. HERRERA
23795 LAWSON RD
CORONA CA 92883

283260004
RAYMOND CROLL
1646 PACKARD CR
CORONA CA 92881

283260005
PAUL STEVEN CADARET
20622 SHADOW ROCK LN
TRABUCO CANYON CA 92679

283260006
ELISEO J. MILLEN
23945 LAWSON RD
CORONA CA 92883

283260007
JOHN LYNCH
23965 LAWSON RD
CORONA CA 92883

283260008
DANIEL J. VALOFF
9394 GUM TREE DR
CORONA CA 92883

283260009
BRACAMONTE TONY J JR & JASO CHRISTINA RACHEL LIV TR 11/11/22
9441 GUM TREE DR
CORONA CA 92883

283260010
ARRON AHMAD SHAH
9391 GUM TREE DR
CORONA CA 92883

283260012
GREGORY SCOTT LAUBE
9376 GUM TREE DR
CORONA CA 92883

283260013
WALTERS GEORGE W TRUST B
33292 SEA BRIGHT DR
DANA POINT CA 92629

283260014
MEURS KENNETH BRUCE & GINA MARGRET FAMILY TRUST DTD 04/28/23
9255 BEAZLEY LN
CORONA CA 92883

283260015
STORER RONALD D LIVING TRUST DATED 02/28/2001
18111 STRATFORD CIR
VILLA PARK CA 92861

283260016
CHAMPION JAMES PORTER & ANNETTE MERCEDES LIVING TRUST DTD 10/3/2
24025 WARM SPRINGS DR
CORONA CA 92883

283260018
LEONARD W. COWAN
9391 GUM TREE
CORONA CA 92883

283260019
VITALIANO ENRIQUEZ EMPENO
9455 PATS POINT DR
CORONA CA 92883

290190005
GLEN IVY INV INC
8949 BUFFALO AVE
RANCHO CUCAMONGA CA 91730

290190040
SUNLAND PROP INC
8949 BUFFALO AVE UNT A
RANCHO CUCAMONGA CA 91730

40 X 2 = 80

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

DATE: (09/05/25)

TO: Clerk of the Board of Supervisors

12/16?

FROM: Transportation and Land Management Agency - Planning Department **(BOS Date 09-22-25)**

MT #: 28429

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Planning Contact: Planning Contact: Krista Mason at KMason@rivco.org or (951) 955-1722 – District 2 [Applicant Fees 100%]

General Plan Advisory Committee hearing on November 18, 2024. The final result of the Committee's discussion of the initiation is: Support: 0, Against: 2, Neutral: 1. Planning Commission hearing on February 26, 2025. The final result of the Commission's discussion of the initiation is: Support: 1, Against: 3, Neutral: 0.

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

☐ Place on Administrative Action

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

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

☐ Publish in Newspaper:

☒ CEQA Exempt
☒ 10 Day ☐ 20 Day ☐ 30 day

☒ Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
( )

2025 SEP 5 PM 1:24

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240008 EN EL SEGUNDO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación de la Comisión de Planificación para aprobar la **Iniciación de la Enmienda al Plan General del Componente de Fundación N.º 240008**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240008 para cambiar el Componente de Fundación del Plan General de dos (2) parcelas de Residencial de Densidad Baja en Comunidad Rural (RC:EDR) a Residencial de Alta Densidad en Desarrollo Comunitario (CD:HDR), para permitir la presentación de una solicitud para un desarrollo residencial de 100 a 178 unidades con edificios de 2 a 3 pisos, patios, garajes y servicios compartidos como una casa club, patio con piscina, gimnasio, sala de correo, almacenamiento de bicicletas y oficina de arrendamiento. Se requerirá un plano de parcela y una reclasificación de la zona. Si la Junta de Supervisores aprueba la propuesta GPA240008, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La modificación del Plan General se encuentra en las parcelas catastrales (APNs): 283-180-001 y 283-260-020. Este proyecto propuesto está ubicado: al norte de Lookout Lane, al este de Lawson Rd, al sur de Pats Point Drive y al oeste de Temescal Canyon Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240008 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda del Plan General N.º GPA240008 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON KRISTA MASON, PLANIFICADORA DE PROYECTOS, AL (951) 955-1722 O POR CORREO ELECTRÓNICO A KMASON@RIVCO.ORG.

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

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

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

Fecha: 8 de septiembre de 2025

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 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 **Monday, September 22, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240008.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-180-001 & 283-260-020. This proposed project is located: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon 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. GPA240008 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240008 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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

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

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

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

Dated: September 8, 2025

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

RECOMMENDATION SECTION

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

1. **CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008); and,**
2. **If recommended, ADOPT an order initiating FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) and requiring the applicant submit to the County the project within 6 months.**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The Foundation Component General Plan Amendment No. 240008 (GPA240008) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (RC:EDR) to High Density Residential (CD:HDR), on two (2) parcels, totaling 12.7 gross acres, in order to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office.

The two (2) parcels are located north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon 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 (GPA240008) 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-GPA240008 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR) to allow for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office.

The parcels are not located in a policy or overlay.

If FC-GPA240008 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required.

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 High Density Residential (CD:HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

Changes to Applicant Proposal

After presentation of the project proposal to the PC, the Applicant submitted a change to the proposal that is reflected in this staff report. The previous applicant proposal that was considered in the PC public hearing was for a change from Very High Density Residential (CD:VHDR) to High Density Residential (HDR), which addresses some stakeholder concerns about the proposed density while striving for a balanced solution that meets housing needs and maintains neighborhood compatibility.

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, Planning Commission, and Board of Supervisors public hearings.

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

Twelve (12) comments were received to date. Comments indicated concerns about the proposed density, a development of this size would overburden their infrastructure, potential public safety and health risks of 'low-income' residents and children living next to future industrial/manufacturing buildings, increased traffic on the main road and the I-15 freeway, increased population density, overpopulated schools, additional pressure on public services, 'affordable housing' will lead to increased crime, negative social effects, and a decline in property values, the development does not align with the character/aesthetic of the neighborhood, environmental hazards such as wildfires and floods, loss of wildlife corridors, and the risks of inadequate/overpopulated emergency evacuation routes.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240008 was held before the General Plan Advisory Committee on November 18, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. Three (3) members of the public provided public testimony.

Three (3) comments were received to date. Comments indicated concerns about the height of the apartment building, proposed highest density residential land use designation, and neighbor consensus of not wanting an apartment complex near their properties.

The Committee discussed the project. D2 and D5 GPAC members are unable to support due to setbacks concern acreage minimum at the highest density D3 member neutral at this time recommends to add caveats setback design consideration.

After discussion, the committee closed the public hearing.

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

Support: N/A
Against: 2nd, 5th Districts
Neutral: 3rd District
Not Present: 1st, 4th Districts
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240008 was held before the Planning Commission on February 26, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Ten (10) members of the public provided public testimony.

Of the public comments received, nine (9) were against initiation of a General Plan Amendment, and one (1) was neutral. Comments against the initiation of the GPA cited density issues, inconsistent with surrounding area, area needs balance, must keep it rural, area needs housing but not this type of project, project will change the lifestyle of area, poor traffic, heavy trucks are not for this area. The neutral comment cited that noise might be a concern, potential parking issues, constructions on the weekends, event space and landscape concerns.

The Committee discussed the project. The main issue discussed was the proposed density. They suggested to opt for a lesser density to better suit the area. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 3rd District
Against: 1st, 2nd, 5th Districts
Neutral: N/A
Not Present: 4th District
Abstain: N/A

IMPACT ON RESIDENTS AND BUSINESS

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

ADDITIONAL FISCAL INFORMATION

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

ATTACHMENTS:

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

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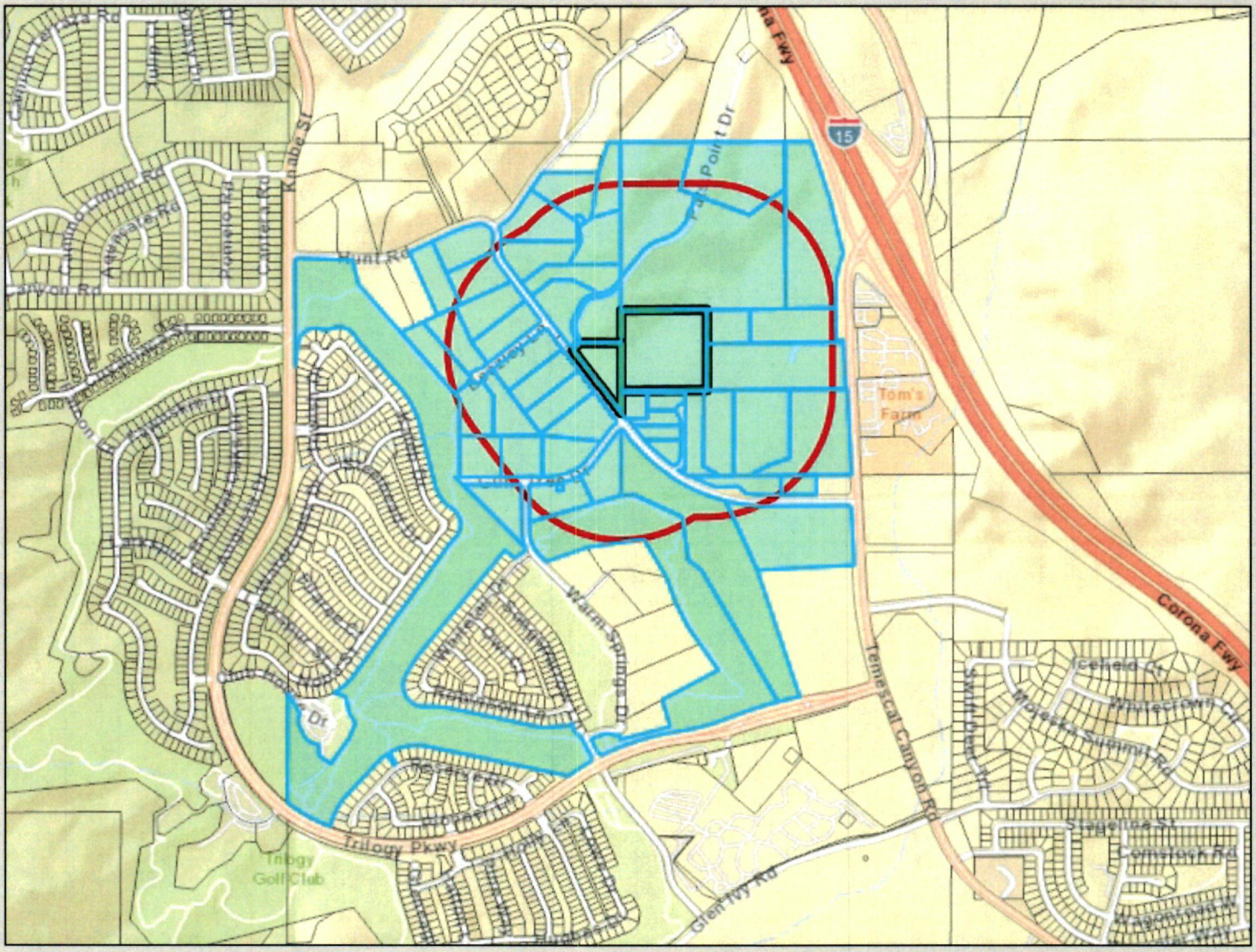
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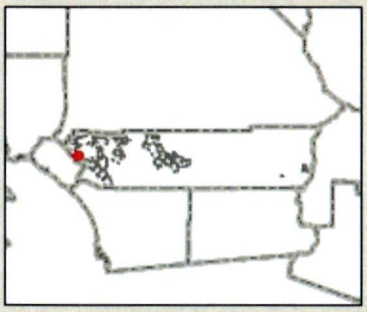
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Riverside County GIS Mailing Labels

GPA240008





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... 8/12/2025 8:39:53 AM

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

40x2=80

Charissa Leach, P.E.
TLMA Director

DATE: (08/14/25)

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department **(BOS Date 09-09-25)**

MT #: 28429

9/22/25 already noticed

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Craig Morris c/o MCP Industries, Inc. – Engineer/Representative: Damian Arnaiz c/o Kimley-Horn – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon Road. – APN: 283-180-001 & 283-260-020 – 12.7 Gross Acres – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-9721. – District 2. [Applicant Fees 100%]

General Plan Advisory Committee hearing on November 18, 2024. The final result of the Committee's discussion of the initiation is: Support: 0, Against: 2, Neutral: 1. Planning Commission hearing on February 26, 2025. The final result of the Commission's discussion of the initiation is: Support: 1, Against: 3, Neutral: 0.

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

- ☐ Place on Administrative Action
- ☒ Labels provided If Set For Hearing
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☐ Publish in Newspaper:
- ☒ CEQA Exempt
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
( )

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 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, September 9, 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. 240008.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240008 to change the General Plan Foundation Component of two (2) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: High Density Residential (CD:HDR), to allow for submittal of an application for a 100–178-unit residential development with 2–3 story buildings, patios, garages, and shared amenities such as a clubhouse, pool patio, fitness center, mail room, bike storage, and leasing office. A plot plan and rezone will be required. 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 GPA240008 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-180-001 & 283-260-020. This proposed project is located: north of Lookout Lane, east of Lawson Rd, south of Pats Point Drive, and west of Temescal Canyon 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. GPA240008 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240008 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RVIVCO.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: August 19, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240008 EN EL SEGUNDO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **martes 9 de septiembre de 2025 a las 10:00 A.M.** o tan pronto como sea posible después de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240008**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240008 para cambiar el Componente de la Fundación del Plan General de dos (2) parcelas de Residencial de Densidad Baja en Comunidad Rural (RC:EDR) a Residencial de Alta Densidad en Desarrollo Comunitario (CD:HDR), para permitir la presentación de una solicitud para un desarrollo residencial de 100 a 178 unidades con edificios de 2 a 3 pisos, patios, garajes y servicios compartidos como una casa club, patio con piscina, gimnasio, sala de correo, almacenamiento de bicicletas y oficina de arrendamiento. Se requerirá un plano de parcela y una reclasificación de la zona. Si la Junta de Supervisores aprueba la propuesta GPA240008, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en los APNs: 283-180-001 y 283-260-020. Este proyecto propuesto está ubicado: al norte de Lookout Lane, al este de Lawson Road, al sur de Pats Point Drive y al oeste de Temescal Canyon Road en el Segundo Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240008 y, si se recomienda, **ADOPTE** una orden que inicie la Enmienda del Plan General N.º GPA240008 y exija al solicitante presentar al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON JOSÉ MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O POR CORREO ELECTRÓNICO A JMERLAN@RVIVCO.ORG.

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

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

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si requiere una adaptación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.
Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envía un correo electrónico a cob@rivco.org.

Fecha: 19 de agosto de 2025

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

Flores, Kate

From: Steve Payne <paynesells@aol.com>
Sent: Monday, December 15, 2025 7:15 PM
To: Clerk of the Board
Subject: Item 22.1 Mission Clay Products

We are in opposition to Item 22.1 Mission Clay Products proposal of 12 units per acre for their development.
We do agree with the CNUSD guideline of 8 units per acre.
Traffic, emergency services, rural roads are just some of the reasons the density needs to be decreased to the district guidelines.
We have lived in our home in the Temescal Valley since 1986. We have been continuously squeezed by development/developers. It's time to consider the residents and current community life style.
Steve and Kathy Payne
9145 Hunt Road
Corona, Ca. 92883
951-236-3797

Sent from the all new AOL app for iOS

22.1

Flores, Kate

From: Acquia Mail
Sent: Tuesday, December 16, 2025 7:23 AM
To: john@mrhomefinder.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20251216.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on December 16, 2025

Submitted values are:

First Name
John

Last Name
Lynch

Address (Street, City and Zip)
23929 FAWNSKIN DRIVE

Phone
949-422-0401

Email
john@mrhomefinder.com

Agenda Date
12/16/2025

Agenda Item # or Public Comment
#28993

State your position below

Oppose

Do you need a Spanish translator?
No

Comments
Opposition to: 28993 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240008 (GPA240008)

✓

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: Mark Freed

Address: 23835 Temescal Canyon Rd

City: Corona **Zip:** _____

Phone #: 619-838-9963

Date: 12/16/25 **Agenda #** 22.1 28993

PLEASE STATE YOUR POSITION BELOW:

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

X **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 course, 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.

Riverside County Board of Supervisors
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SPEAKER'S NAME: Craig Morris

Address: 23835 Temescal Canyon Rd.

City: Corona Zip: _____

Phone #: _____

Date: 12/16/25 Agenda # 22.1 28993

PLEASE STATE YOUR POSITION BELOW:

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

X 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)

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SPEAKER'S NAME: Tom Cauvet

Address: 23835 Temescal Canyon Rd

City: Corona Zip: _____

Phone #: _____

Date: 12/16/25 Agenda # 22.1 28993

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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X Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Ruth Brissenden

Address: 10215 Wrangler Way

City: Temescal Valley **Zip:** 92883

Phone #: _____

Date: 12/16/25 **Agenda #** 22.1

PLEASE STATE YOUR POSITION BELOW:

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Junta de Supervisores del Condado de Riverside
Solicitud de uso de la palabra

Presentar la solicitud al Secretario de la Junta (a la derecho del podio), Los oradores tienen derecho a tres (3) minutos, sujeto a de las Reglas de la Junta enumeradas en el reverso de este formulario. La Junta Directiva puede limitar la opinión del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta.

NOMBRE DEL ORADOR: CARLOS Perez

Dirección: 23965 LAWSON RD
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: 92883

Teléfono #: 714 206-1000

Fecha: 12/16/25 **Agenda #** GPA240008 22.1

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

_____**Apoyo** X **Oposición**_____**Neutral**

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

_____**Apoyo**_____**Oposición**_____**Neutral**

Le doy mis 3 minutos a:_____

¿Necesitas traductor de español? Sí_____ **No** X

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

(Revisado: 06/13/2024)

REGLAS DE LA JUNTA

Solicitudes para dirigirse a la Junta sobre temas de la "Agenda":
Puede solicitar ser escuchado sobre un tema publicado en la agenda. Las solicitudes de audiencia deben presentarse al Secretario de la Junta antes de la hora programada para la reunión.

Solicitudes para dirigirse a la Junta sobre temas que "NO" están en la Agenda:
Sin perjuicio de cualquier otra disposición de estas reglas, el miembro del público tendrá derecho a dirigirse a la Junta durante el segmento de media mañana "Comunicación verbal" de la agenda publicada. Dicho propósito de dirección deberá corresponder a temas que estén bajo la jurisdicción directa de la Junta de Supervisores. SU TIEMPO SERÁ LIMITADO A TRES (3) MINUTOS. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten hablar y los asuntos de la junta.

Presentaciones de Power Point/Material Impreso:
Los oradores que tengan la intención de realizar una presentación formal de PowerPoint o proporcionar material impreso deben notificar a la Oficina del Secretario de la Junta antes de las 12 del mediodía del lunes previo a la reunión de la Junta del martes, asegurándose de que la Oficina del Secretario tenga suficientes copias de todos los materiales impresos y al menos una (1) copia del CD de PowerPoint. Se proporcionará a cada supervisor copias del material impreso entregado al secretario (antes de la fecha límite del lunes al mediodía). Si necesita utilizar el proyector "Elmo" en la reunión de la Junta, asegúrese de que su material sea claro y tenga el contraste adecuado, notificando al Secretario con suficiente antelación a la reunión su intención de utilizarlo. Se prohíbe a los oradores traer carteles a la sala de audiencias.

Límites de oradores individuales:
Los oradores individuales están limitados a un máximo de tres (3) minutos. La Junta Directiva puede limitar el tiempo del público sobre cualquier tema, según el número de personas que soliciten halar y los asuntos de la junta. Suba al podio cuando el Presidente diga su nombre y comience a hablar de inmediato. Lleve el micrófono a su boca para que la junta directiva, la audiencia y el sistema de grabación de audio lo escuchen claramente. Una vez que comiences a hablar, se encenderá la luz "verde" del podio. La luz "amarilla" se encenderá cuando le quede un (1) minuto. Cuando le queden 30 segundos, la luz "amarilla" comenzará a parpadear, lo que indica que debe terminar rápidamente sus comentarios. Se acaba el tiempo cuando la luz "roja" parpadea. El Presidente respeta estrictamente un límite de tres (3) minutos por orador. ***Nota: Si tiene la intención de dedicar su tiempo a una "Presentación grupal /organizada", indíquelo claramente en la parte inferior del reverso de este formulario.***

Presentaciones Grupales/Organizadas:
Las presentaciones grupales/organizadas con más de un (1) orador se limitarán a nueve (9) minutos a discreción del Presidente. El organizador de la presentación recibirá automáticamente los primeros tres (3) minutos, y los seis (6) minutos restantes cedidos por otros oradores, según lo solicitaron en un formulario de "Solicitud para hablar" completado y claramente indicado en la parte inferior delantera de la forma.

Dirigiéndose a la Consejo y Reconocimiento por parte del Presidente:
El Presidente determinará el orden en que los oradores se dirigirán al Consejo, y convocará a todos los oradores en pares. El primer orador debe subir inmediatamente al podio y comenzar a dirigirse a la Junta. El segundo orador deberá ubicarse en uno de los pasillos de la cámara para poder subir rápidamente al podio después del orador anterior. Esto es para permitir una reunión de la Junta eficiente y oportuna, brindando a todos los asistentes la oportunidad de exponer sus argumentos. Los oradores tienen prohibido realizar ataques personales y/o utilizar lenguaje vulgar, grosero, o profano mientras hablan con los miembros de la Junta, el personal, el público en general y/o los participantes de la reunión. Tal comportamiento, a discreción del Presidente de la Junta, puede resultar en la expulsión de las Cámaras de la Junta por parte de los Agentes del Alguacil.

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SPEAKER'S NAME: TONY BRACAMONTE

Address: 9441 GUMTREE DR

City: CORONA, CA **Zip:** _____

Phone #: 909 841-8794

22.1

Date: 12/16/2025 **Agenda #** GPA240008

PLEASE STATE YOUR POSITION BELOW:

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_____ **Support** X **Oppose** _____ **Neutral**

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Tracy Davis

Address: 8826 Flintridge

City: Temescal Valley CA **Zip:** 92883

Phone #: 951-277-3253

Date: 12/16/2025 **Agenda #** 22.1

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~~Online~~ In person ✓

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SPEAKER'S NAME: John Lynch

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 22.1

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