

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



ITEM: 22.2  
(ID # 28998)

**MEETING DATE:**

Tuesday, December 16, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Mark Rogers c/o TGR Land Inc. – Representative: Mike Cho c/o TGR Land Inc. – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum) – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road – APNs: 283-150-016 and -048 & 283-170-018, -019, and -020 – 56.5 Gross Acres – Not a Project under CEQA - District 2 [Applicant Fees 100%]

**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. 240020 (GPA240020); and,
2. If recommended, **ADOPT** an order initiating FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) and requiring the applicant submit to the County the project within 6 months.

**ACTION:**Policy

  
John Hildebrand, Planning Director 12/9/2025

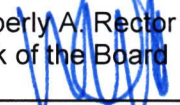
  
Rania Odenbaugh, TLMA Director 12/9/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240020 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

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STATE OF CALIFORNIA**

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND**

**Summary**

The Foundation Component General Plan Amendment No. 240020 (GPA240020) 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 Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), on five (5) parcels, totaling 56.5 gross acres, in order to allow for submittal of an application for an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres..

The five (5) parcels are located generally north and east of Lawson Road, south of 1-15 South Bound Freeway, 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 (GPA240020) 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-GPA240020 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility and a medium high density residential component consisting of approximately 180 single family detached lots.

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The parcels are not located in a policy or overlay.

If FC-GPA240020 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres.

**Proposed Future Land Use**

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

The proposed Medium High Density Residential (CD:MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Public Facilities (CD:PF) Land Use Designation allows for civic uses such as County of Riverside Administrative building and schools.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee, Planning Commission, Board of Supervisors public hearings.

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

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA240020 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. Five (5) members of the public provided public testimony.

Of the public comments received, one (1) was against the initiation of a General Plan Amendment, three (3) were in support, and one (1) provided added information about the future project. Comments on the initiation of the GPA cited the need for the potential development of a STEM high school, including its curriculum and academic resources. Comments against the initiation cited the unique challenges of the property regarding the need for future earthwork, the slope analysis for the residential component, and infrastructure access such as water and sewage. However, other public comments

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contradicted this statement. Additional public comments highlighted that the school district has already identified funding for their long-range planning of the potential high school and how current Temescal Canyon students travel about 45 minutes to 1 hour to get to school.

The Committee discussed the project. All GPAC members support a high school coming into the area, the proposed density of the residential component, and concept is supported.

After discussion, the committee closed the public hearing.

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

Support: 2<sup>nd</sup>, 3<sup>rd</sup>, 5<sup>th</sup> District

Against: N/A

Neutral: N/A

Not Present: 1<sup>st</sup>, 4<sup>th</sup> Districts

Abstain: N/A

**Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA 240020 was held before the Planning Commission on January 15, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Two (2) members of the public provided public testimony.

The two (2) public comments were in support of the proposal. One commentator asked the Planning Commission for support from the Corona-Norco Unified School District, a long-term resident spoke in favor of the development of the school and the density of the housing proposed.

The Committee discussed the project. The Commissioners mentioned that the community expressed their desire for the school and that it is a unique idea to incorporate housing into their plan to fund the development of the school. They also discussed the proximity to the I-15 and other development in the area. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> District

Against: N/A

Neutral: N/A

Not Present: 5<sup>th</sup> District

Abstain: N/A

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STATE OF CALIFORNIA

**IMPACT ON RESIDENTS AND BUSINESS**

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

**ADDITIONAL FISCAL INFORMATION**

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

**ATTACHMENTS:**

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

 Crystal Carrillo, Senior Management Analyst	12/10/2025	 Braden Holly, Deputy County Counsel II	12/5/2025
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RIVERSIDE COUNTY PLANNING DEPARTMENT

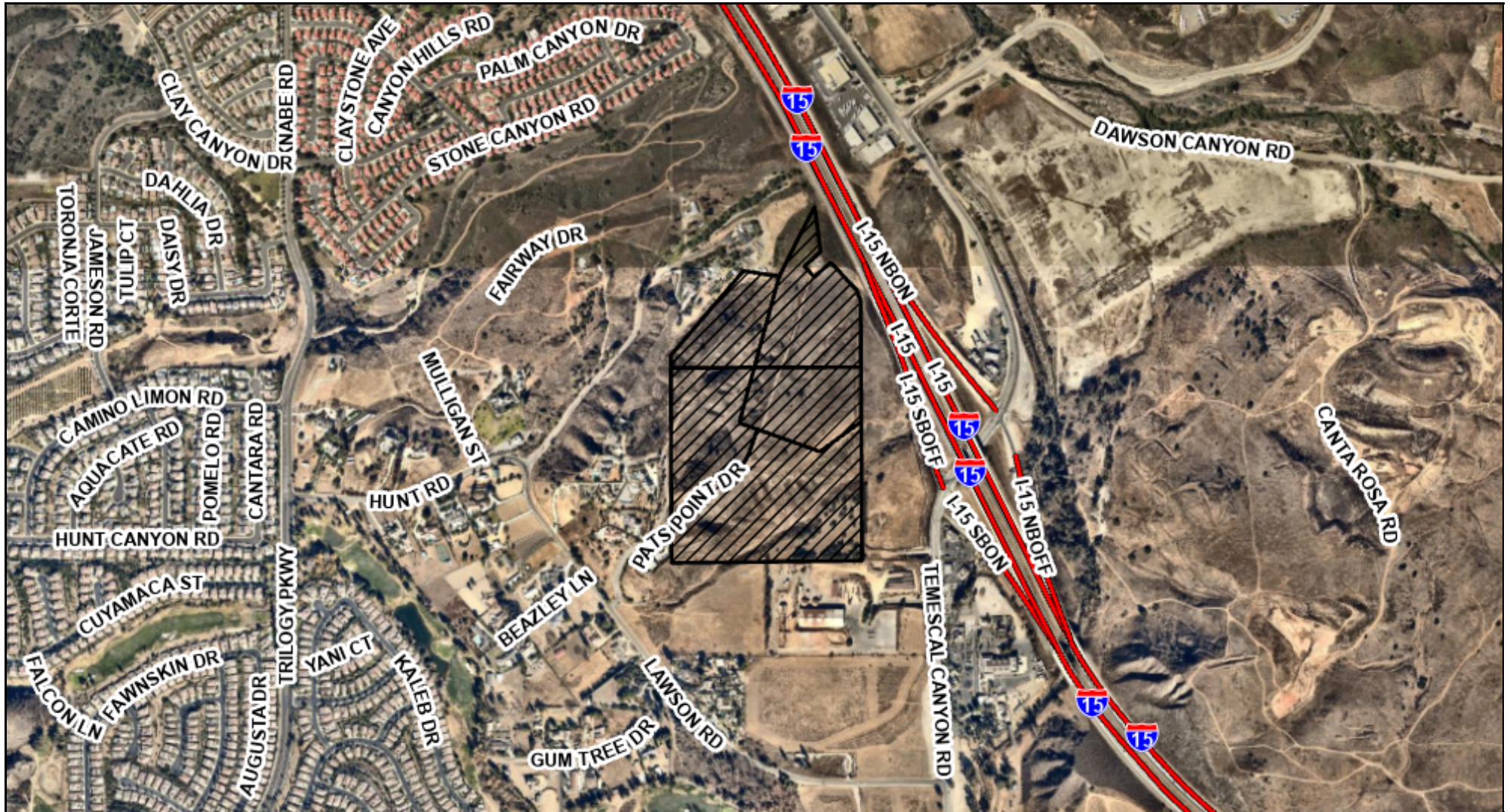
GPA240020

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

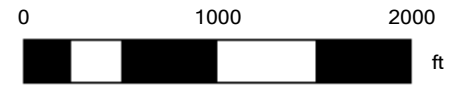
Date: 8-8-2025

District: 2

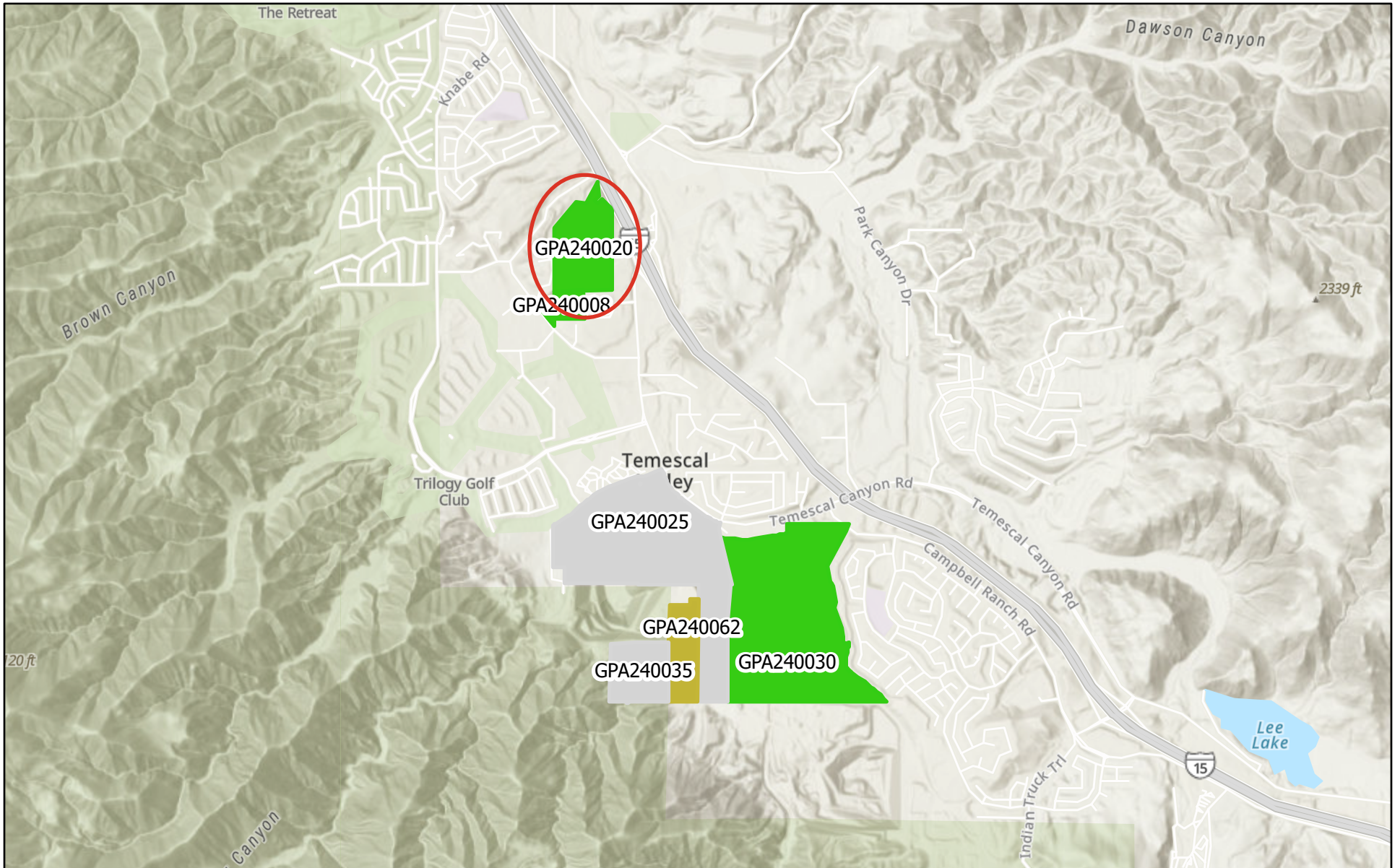


Zoning Area/District: GLEN IVY

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>



# FGPA Status Map



8/8/2025

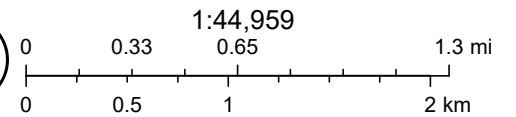
FGPA Web Map

Active

On Hold

Withdrawn

World\_Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240020

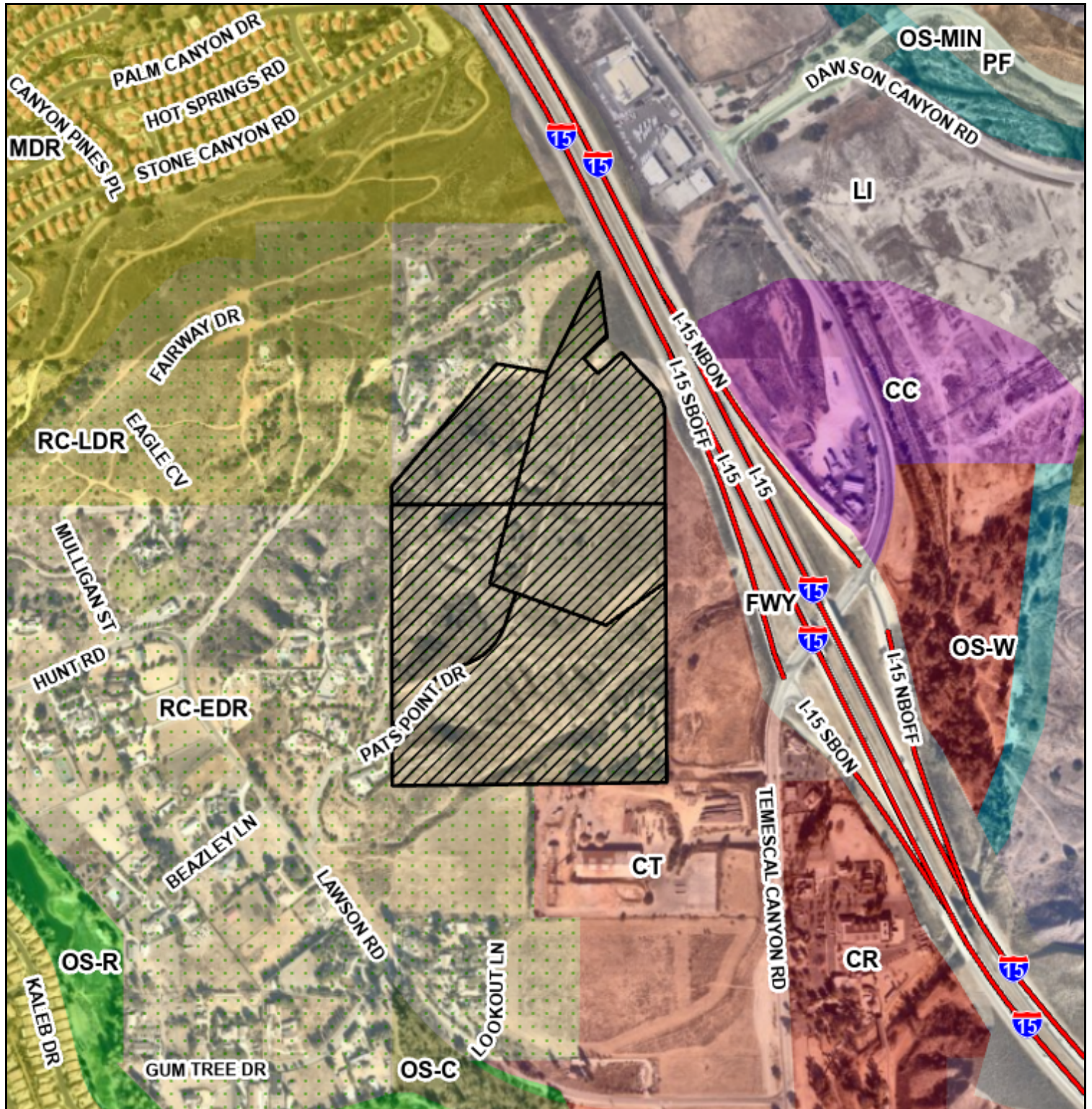
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 8-8-2025

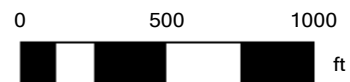
District: 2

Exhibit: 5



Zoning Area/District: GLEN IVY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240020

LAND USE

Supervisor: KAREN SPIEGEL

Date: 8-8-2025

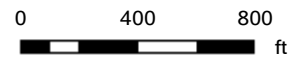
District: 2

Exhibit: 1



Zoning District: GLEN IVY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240020

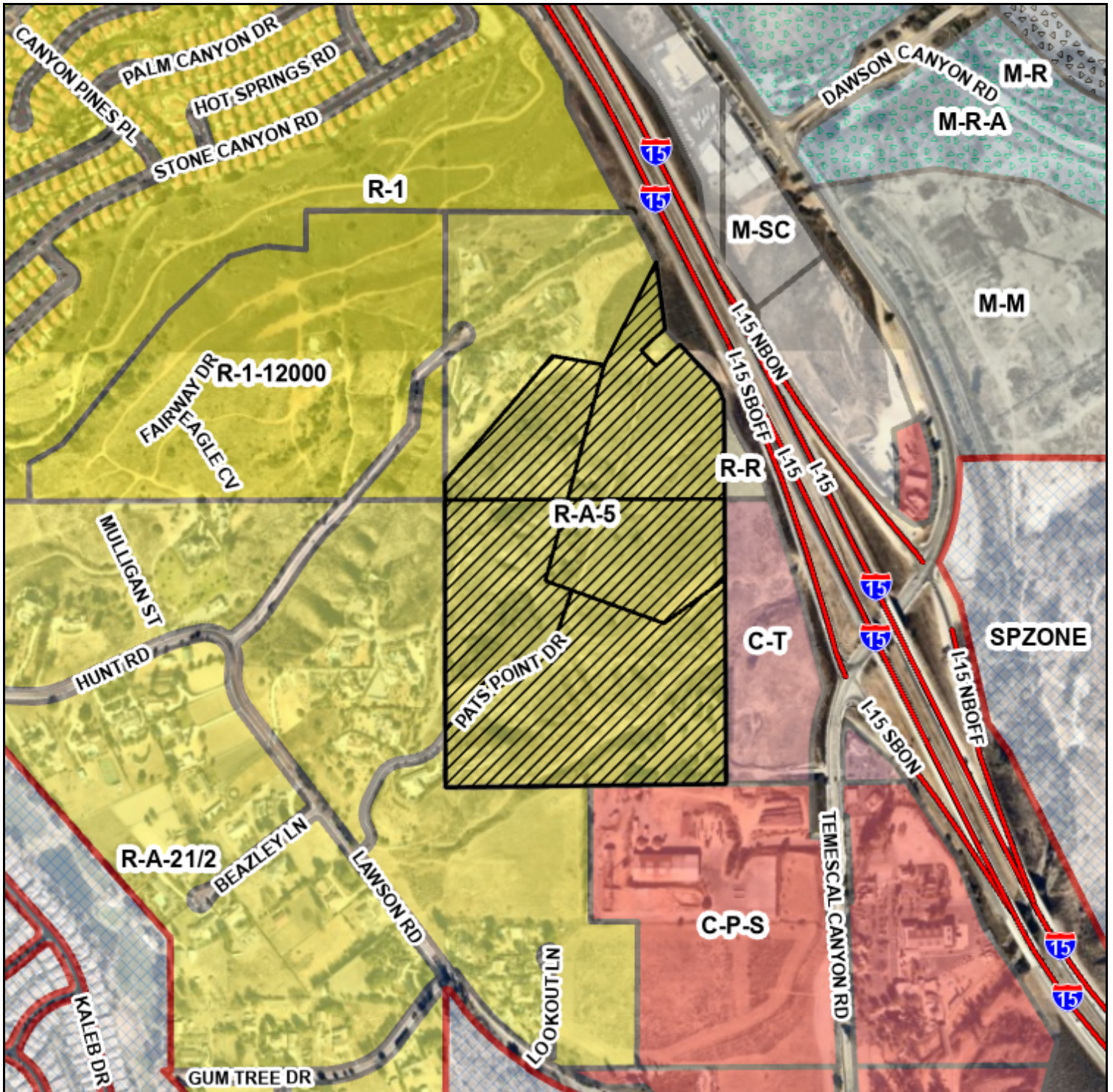
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-8-2025

Exhibit: 2



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>





**John E. Hildebrand**  
**Planning Director**

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240020)

Planning Case APNs: 283-150-016 and -048 & 283-170-018, -019, and -020

I, Jordan Leffew certify that on August 8, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 600 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

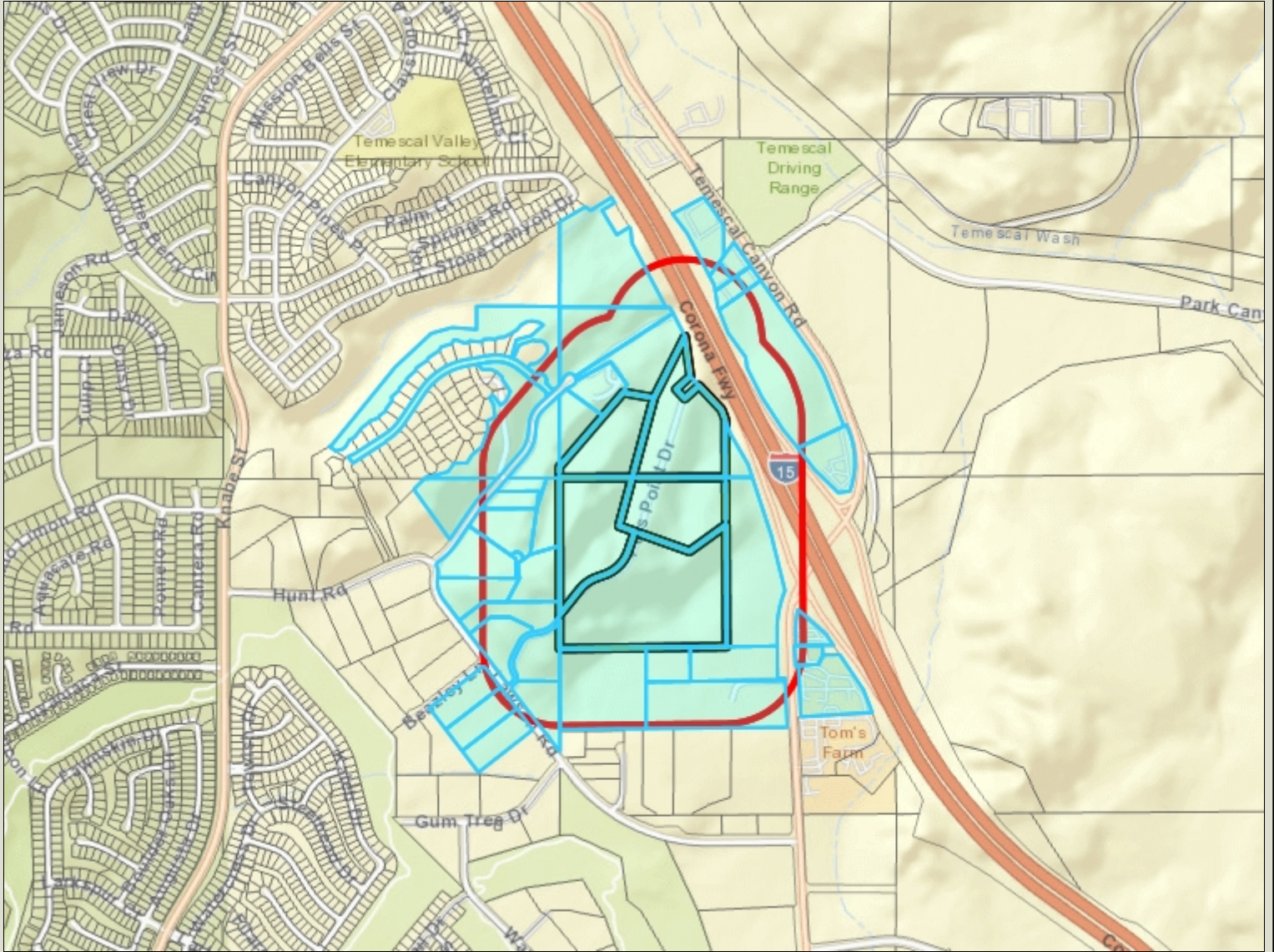
ADDRESS: 4080 Lemon St 12<sup>th</sup> Fl., Riverside, CA 92501

PHONE: (951) 955-9721

EMAIL: jleffew@rivco.org

# Riverside County GIS Mailing Labels

FC-GPA240020



- 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... 8/8/2025 9:48:15 AM

© Riverside County RCIT

283140035  
SUNLAND PROP INC  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

283150016  
CORONA NORCO UNIFIED SCHOOL  
DISTRICT  
2820 CLARK AVE  
NORCO CA 92860

283150021  
NYREES LIMITED LIABILITY CO  
23299 LAWSON RD  
CORONA CA 92883

283150038  
SIMMONS STEVEN TRUST DTD 10/1/24  
23270 LAWSON RD  
CORONA CA 92883

283150039  
SIMMONS TRUST DTD 12/1/2011  
23280 LAWSON RD  
CORONA CA 92883

283150040  
LOPEZ FAMILY TRUST 1/18/22  
23275 LAWSON RD  
CORONA CA 92883

283150041  
CALIFORNIA MEADOWS HOMEOWNERS  
ASSN  
5500 E SANTA ANA CANYON RD  
ANAHEIM CA 92807

283150049  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

283150052  
PERSICO MOTORSPORTS  
PO BOX 7159  
RANCHO SANTA FE CA 92067

283160014  
TRIPLE-EIGHT REVOCABLE TRUST DATED  
12/12/2014  
6888 LINCOLN AVE STE A  
BUENA PARK CA 90620

283160030  
ALBERT N. BAHU  
23255 TEMESCAL CANYON RD  
CORONA CA 92883

283160035  
BAHU SAMIRA A  
23760 TEMESCAL CYN  
CORONA CA 92883

283160037  
TEMESCAL PROP  
4816 BUTTERNUT HOLLOW LN  
BONITA CA 91902

283160038  
23215 TEMESCAL CANYON  
3410 LA SIERRA AVE # F1148  
RIVERSIDE CA 92503

283160039  
RICARDO ESQUER  
P O BOX 78161  
CORONA CA 92877

283160040  
GM&J LASER CUTTING  
8356 STANDUSTRIAL  
STANTON CA 90680

283170024  
VERMEULEN PROP 5  
2677 N. MAIN ST #930  
SANTA ANA CA 92705

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

283180002  
BEN GARRETT DRIVE  
PO BOX 1839  
CORONA CA 92878

283180038  
THOMAS H. BARNES  
823 S BRAMBLE LN  
ANAHEIM CA 92802

283250007  
JAE JUN JUNG  
9500 PATS POINT DR  
CORONA CA 92883

283250016  
BINH T. VU  
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CORONA CA 92883

283250017  
PREM RAMASWAMY  
9440 PATS POINT DR  
CORONA CA 92883

283250020  
DAWN CHRISTINE BOOTH  
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CORONA CA 91720

283250030  
DIDAR SINGH  
9490 PATS POINT DR  
CORONA CA 92883

283250032  
DOMINGO N. GOMEZ  
32767 TRAILWOOD CT  
WILDOMAR CA 92595

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

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BRANKA OLAH  
13419 PLACID HILL DR  
CORONA CA 92883

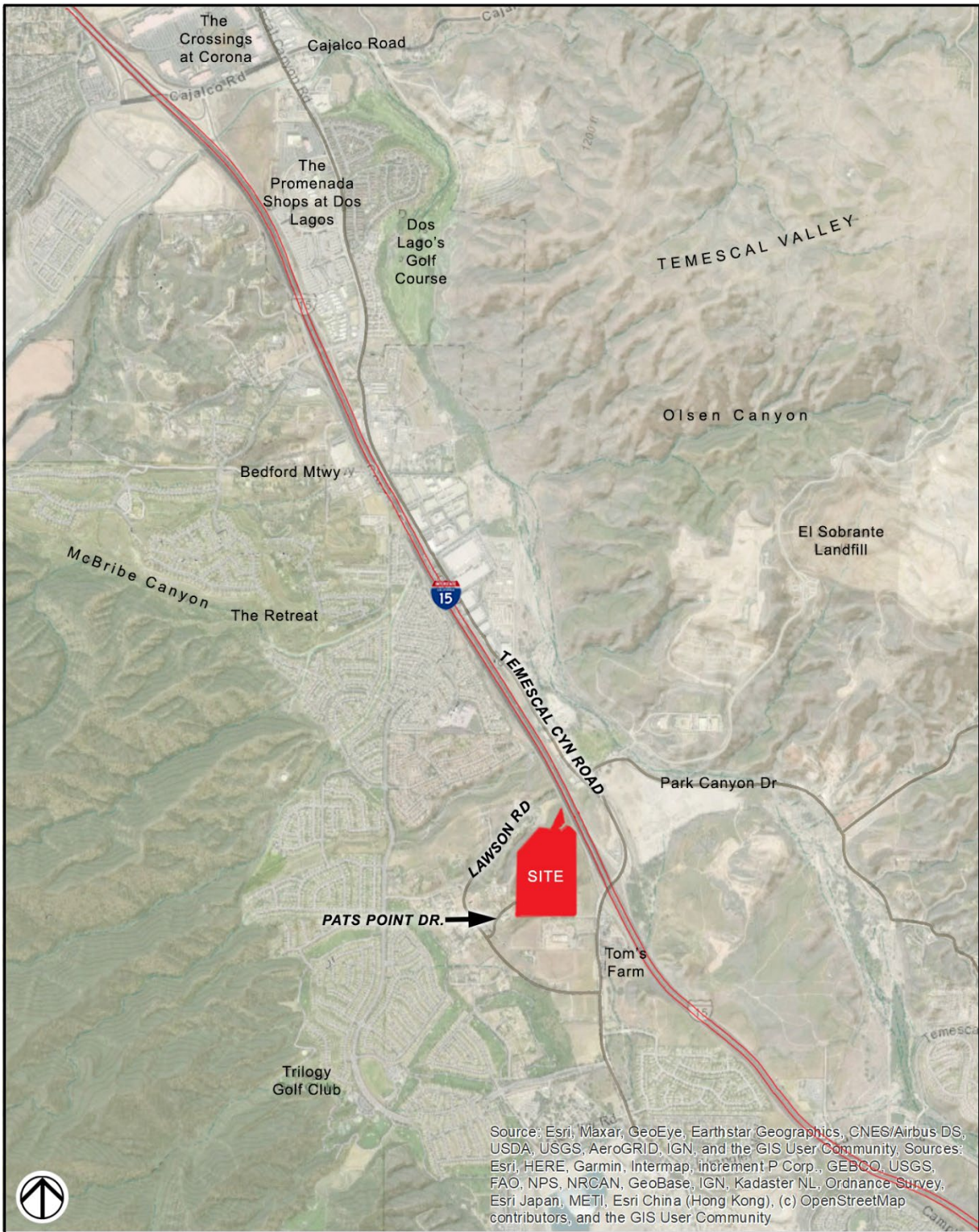
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RAYMOND CROLL  
1646 PACKARD CR  
CORONA CA 92881

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

283260006  
ELISEO J. MILLEN  
23945 LAWSON RD  
CORONA CA 92883

283260019  
VITALIANO ENRIQUEZ EMPENO  
9455 PATS POINT DR  
CORONA CA 92883

**Figure 1.1 Regional Location Aerial**



**Figure 1.2 Site Location Map**



Figure 1.3 Existing General Plan Land Use Map

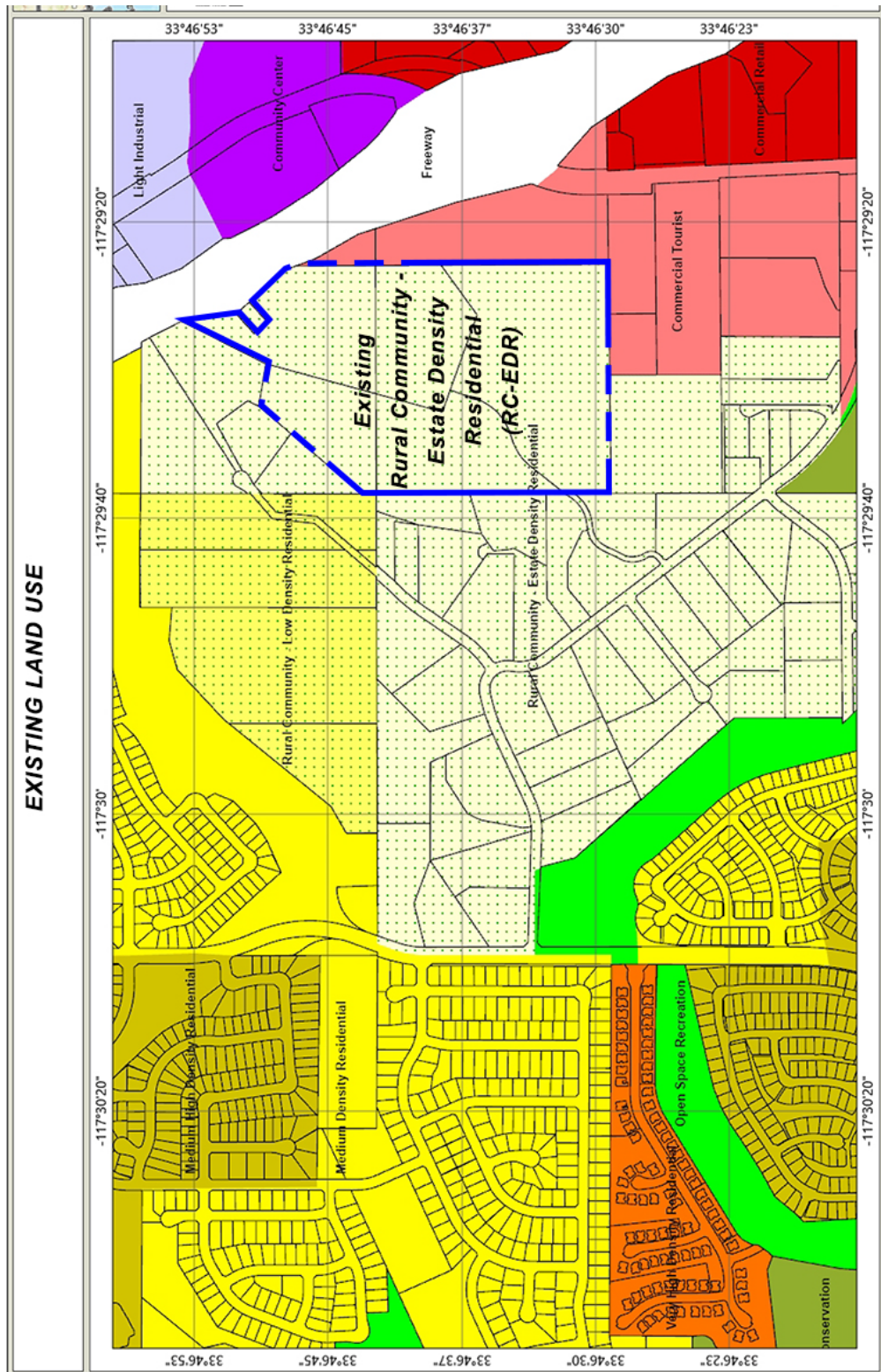
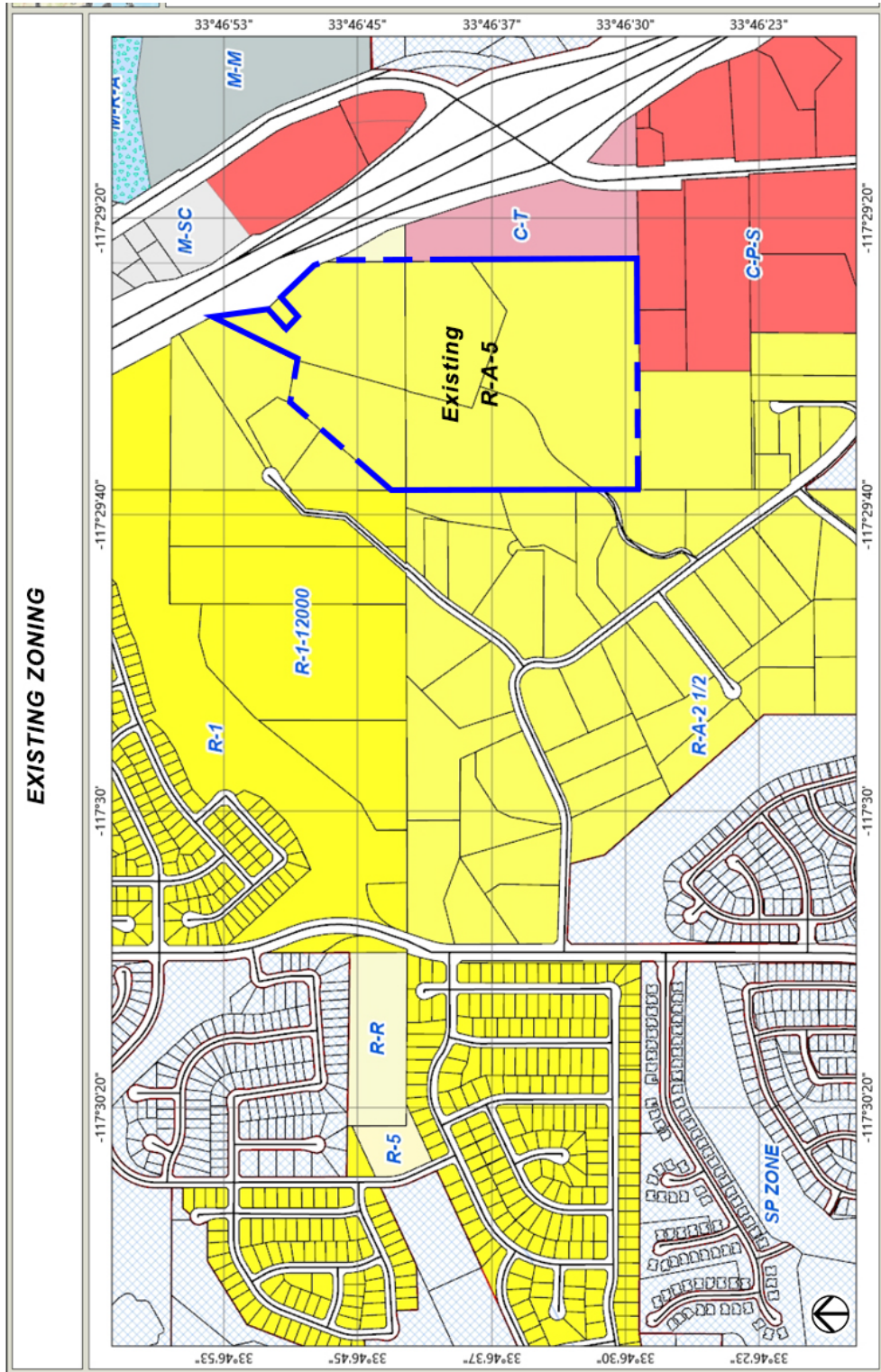


Figure 1.4 Existing Zoning Map



**Figure 1.5 Site Imagery and Location Map**

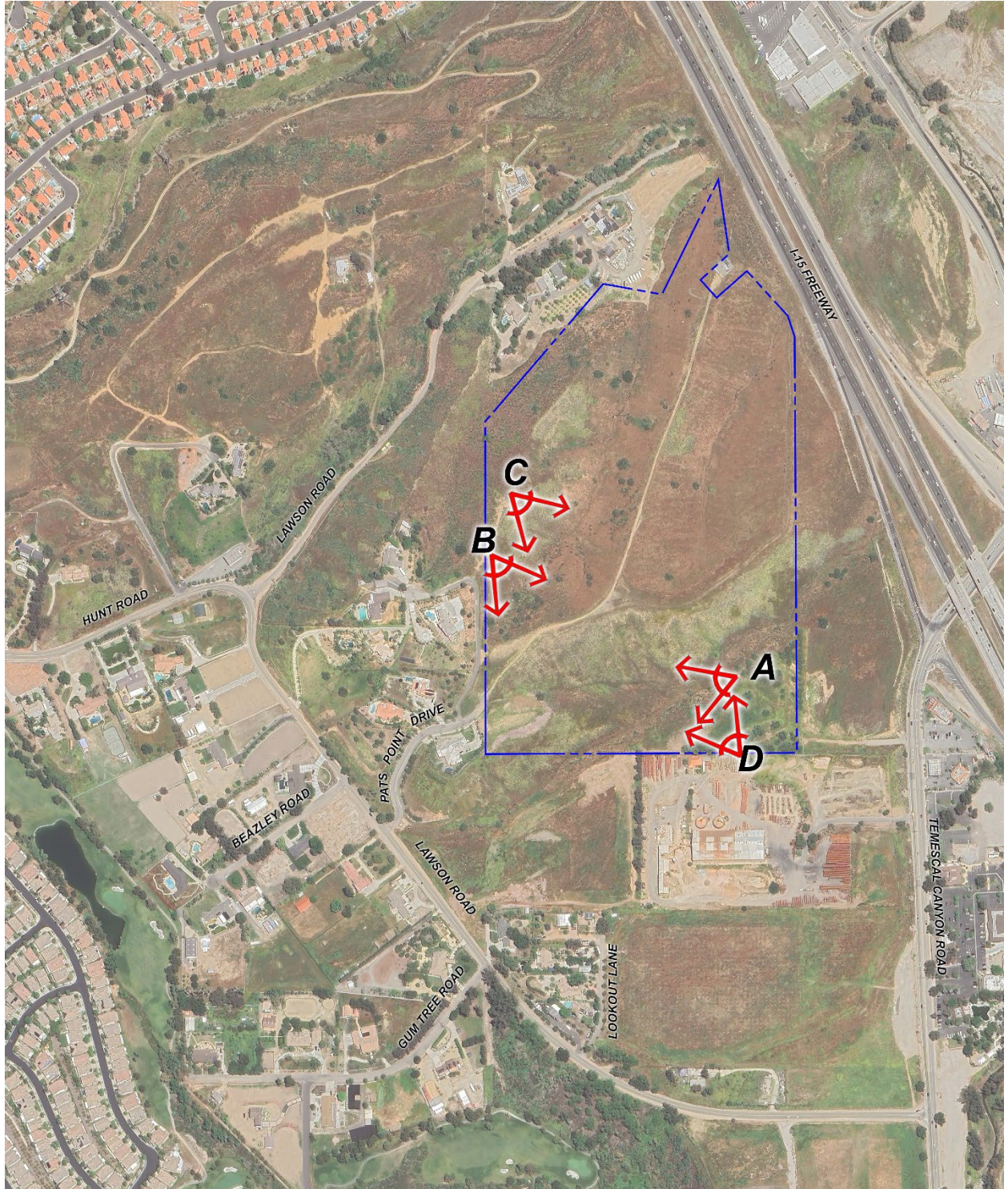




Image A - View from south east corner of property looking southwest towards southern drainage feature.



Image B - View from existing access road looking southeast.



Image C - View from existing access road looking southeast.



Image D - View from southern boundary looking northwest.

**D. Topography/Slope Analysis.** The local topography of the site is comprised of several ridges and adjacent drainages that slope to the northeast as shown in Figure 1.6. The average slope of the property is approximately 32% and depicted in Table 1.1 and Figure 1.7.

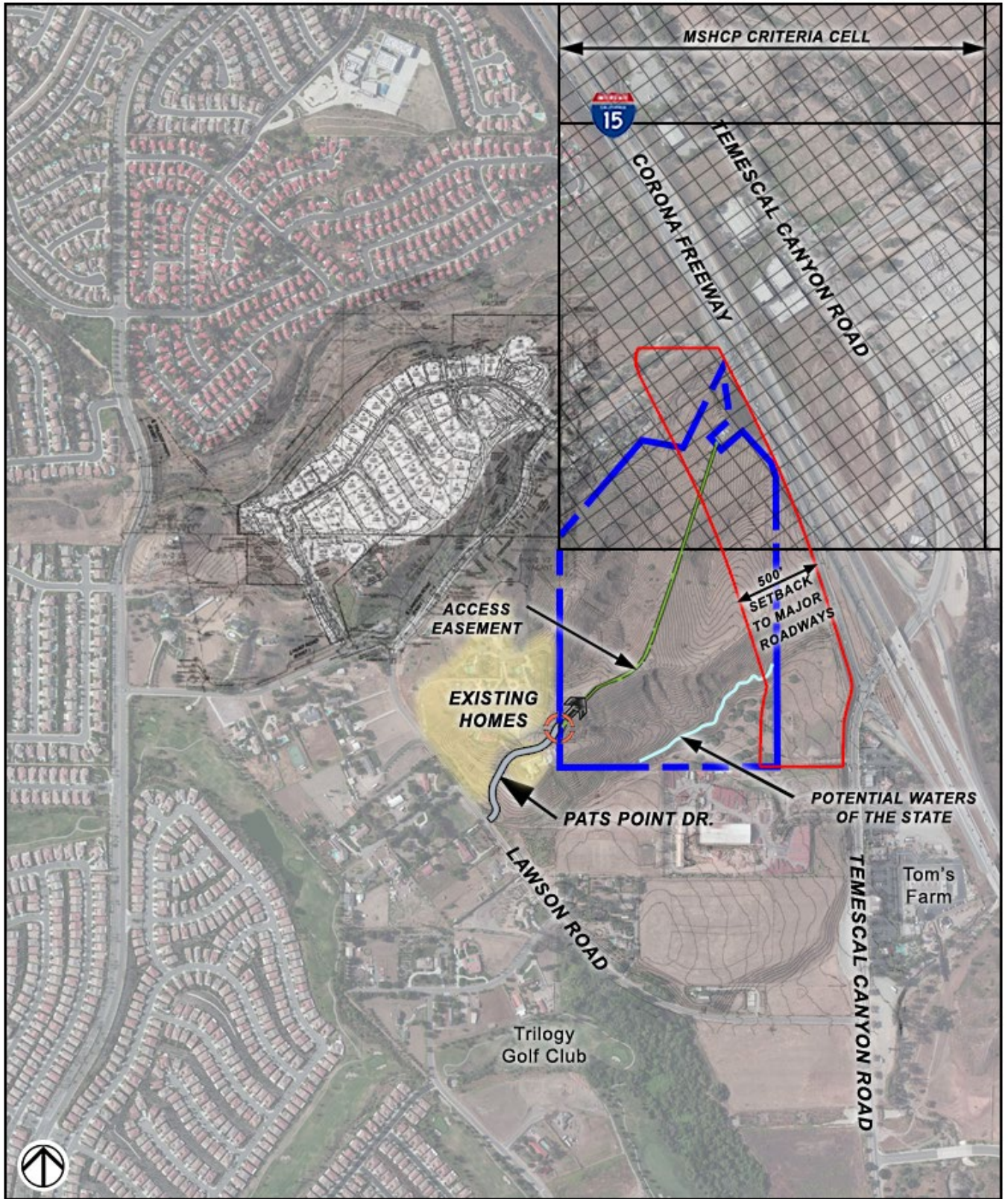
**Table 1.1** *Slope Analysis*

Range of Slope	Existing Conditions Acres	Percent
0%-15%	12.1 AC	21%
15%-25%	8.2 AC	15%
25%-30%	5.7 AC	10%
30% & up	30.5 AC	54%
<b>Total Area</b>	<b>56.5 AC</b>	

**Figure 1.7 Slope Analysis**



**Figure 1.8 Constraints Diagram**



**Figure 2.1 Land Use Map**

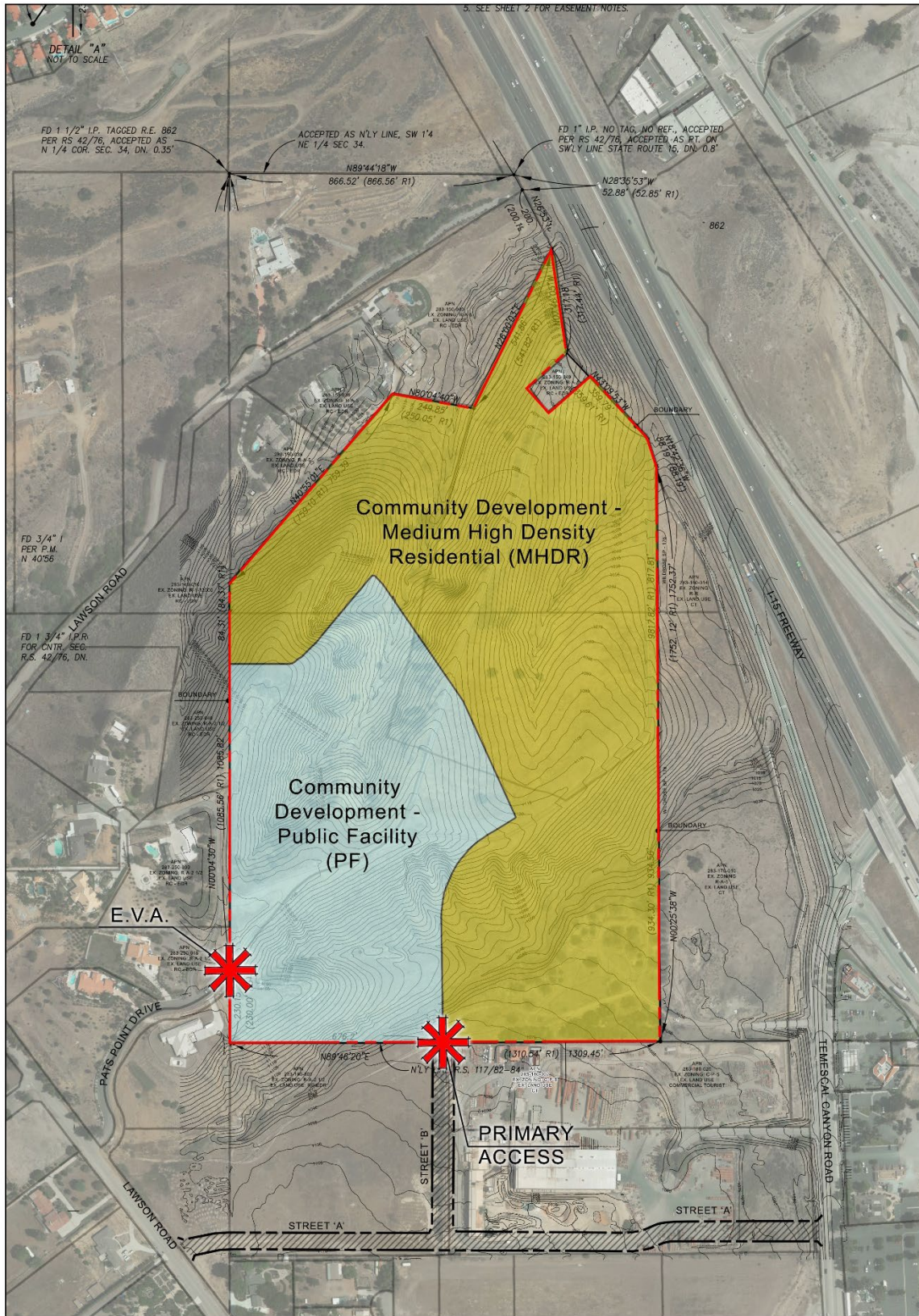


Figure 3.1 Updated General Plan Land Use Map

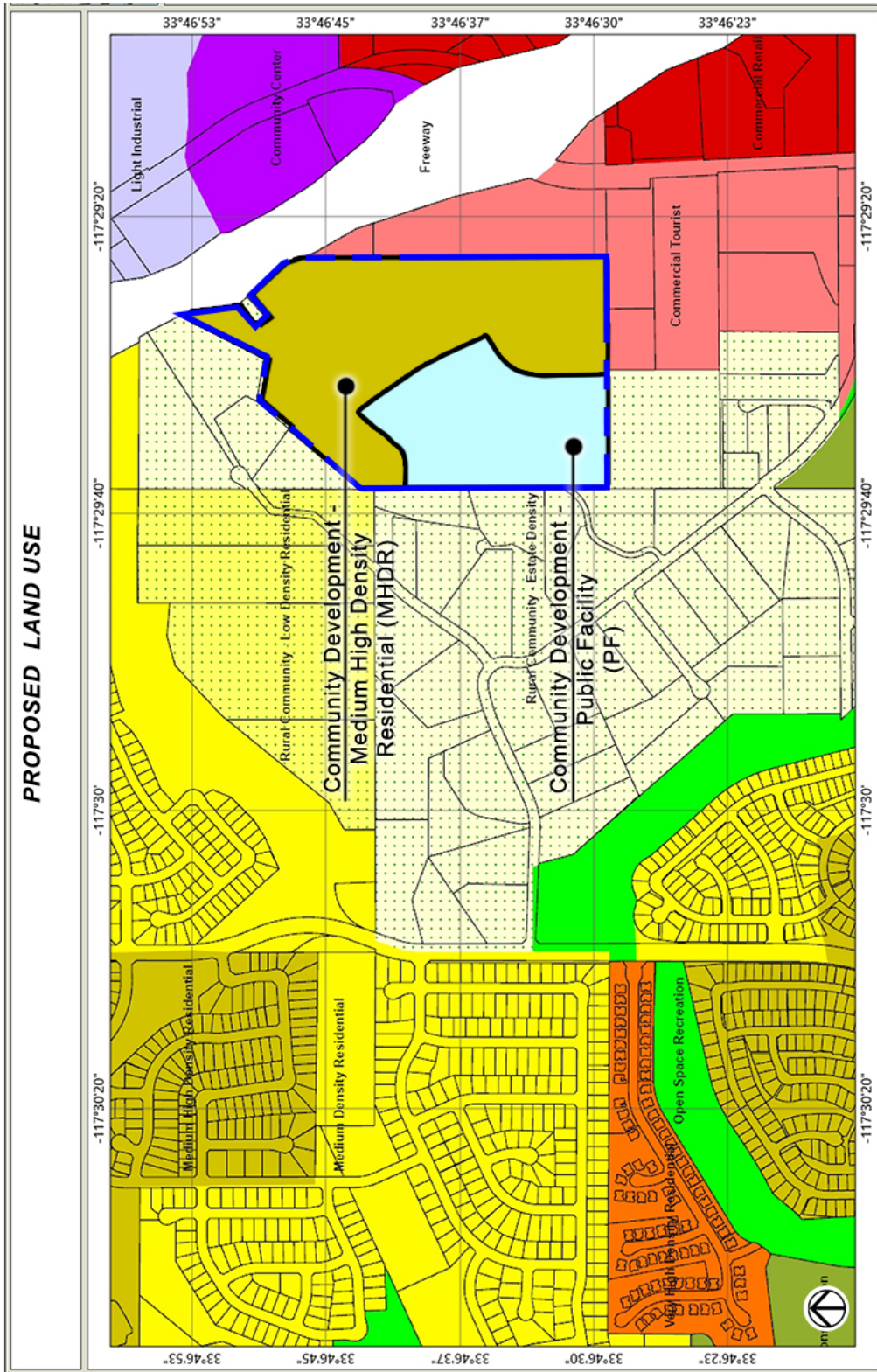
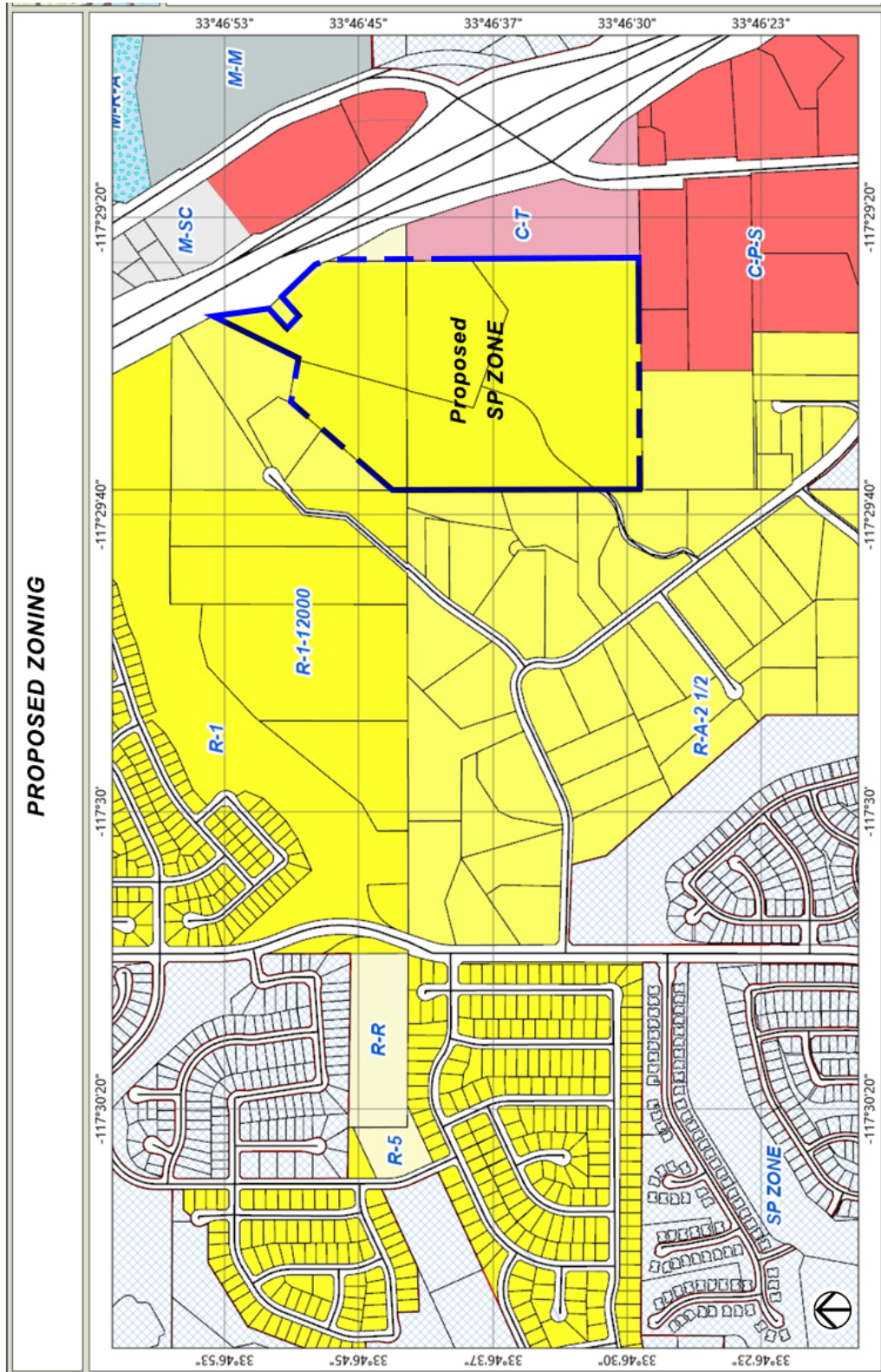
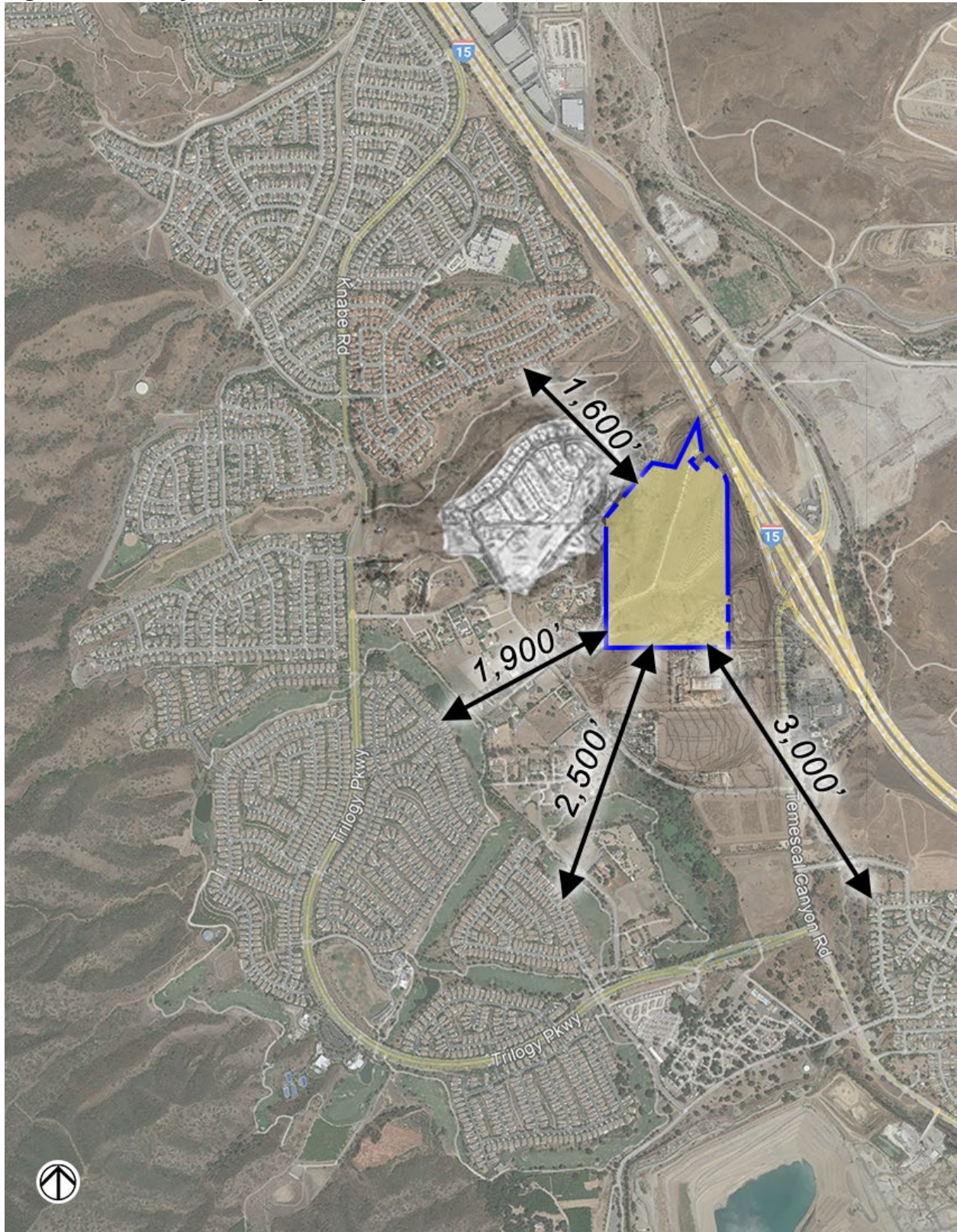


Figure 3.2 Updated Zoning Map



**Figure 3.3 Adjacency to Compatible Land Uses**





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.2

(ID # 26034)

**MEETING DATE:**

**Monday, November 18, 2024**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) Foundation Component – Applicant: Mike Cho c/o TRG Land Inc – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development – Location: Northeast of Lawson Road, south of 1-15, and west of Temescal Canyon Road – 56.5 Gross Acres – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (MHDR) & Public Facilities (PF). 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 GPA240020 is initiated by the Board of Supervisors. – APN: 283-150-016 and -048 & 283-170-018, -019, and -020. Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

**PROPOSED PROJECT**

Case Number(s):	GPA240020
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):	283-150-016, and -048 & 283-170-018, -019, and -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 Medium High Density Residential (MHDR) and Public Facilities (PF) on five parcel(s), totaling 56.5 gross acres.

The five parcels are located generally north and east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**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. 240020 (GPA240020).**

**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:	Medium High Density Residential (MHDR) & Public Facilities (PF)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Commercial Tourist (CT)
South:	Estate Density Residential (EDR) & Commercial Tourist (CT)
West:	Estate Density Residential (EDR) & Low Density Residential (LDR)
Existing Zoning Classification:	R-A-5 (Residential Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A-5 (Residential Agriculture, 5-acre minimum)
East:	R-R (Rural Residential) & C-T (Tourist Commercial)
South:	C-P-S (Scenic Highway Commercial) & R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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West:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) & R-1-12000 (One-Family Dwellings, 12,000sq/ft minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings
South:	Vacant
East:	Vacant   Warehouse/Storage Yard
West:	Single-Family Dwellings

**Located Within:**

City’s Sphere of Influence:	Yes – Corona
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate   Very High
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – 3035
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No
Environmental Justice Community:	No

**PROJECT LOCATION MAP**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**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-GPA240020 (“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 Medium High Density Residential (MHDR) & Public Facilities (PF).

If the initiation for GPA240020 is approved, the applicant intends to apply for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 40-50 single family detached lots averaging 7,500 sq/ft on 36.2 acres.

**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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The proposed Medium High Density Residential (CD-MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Public Facilities (CD-PF) Land Use Designation allows for civic uses such as the County of Riverside Administrative buildings and schools.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site.

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

**ATTACHMENTS**

**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

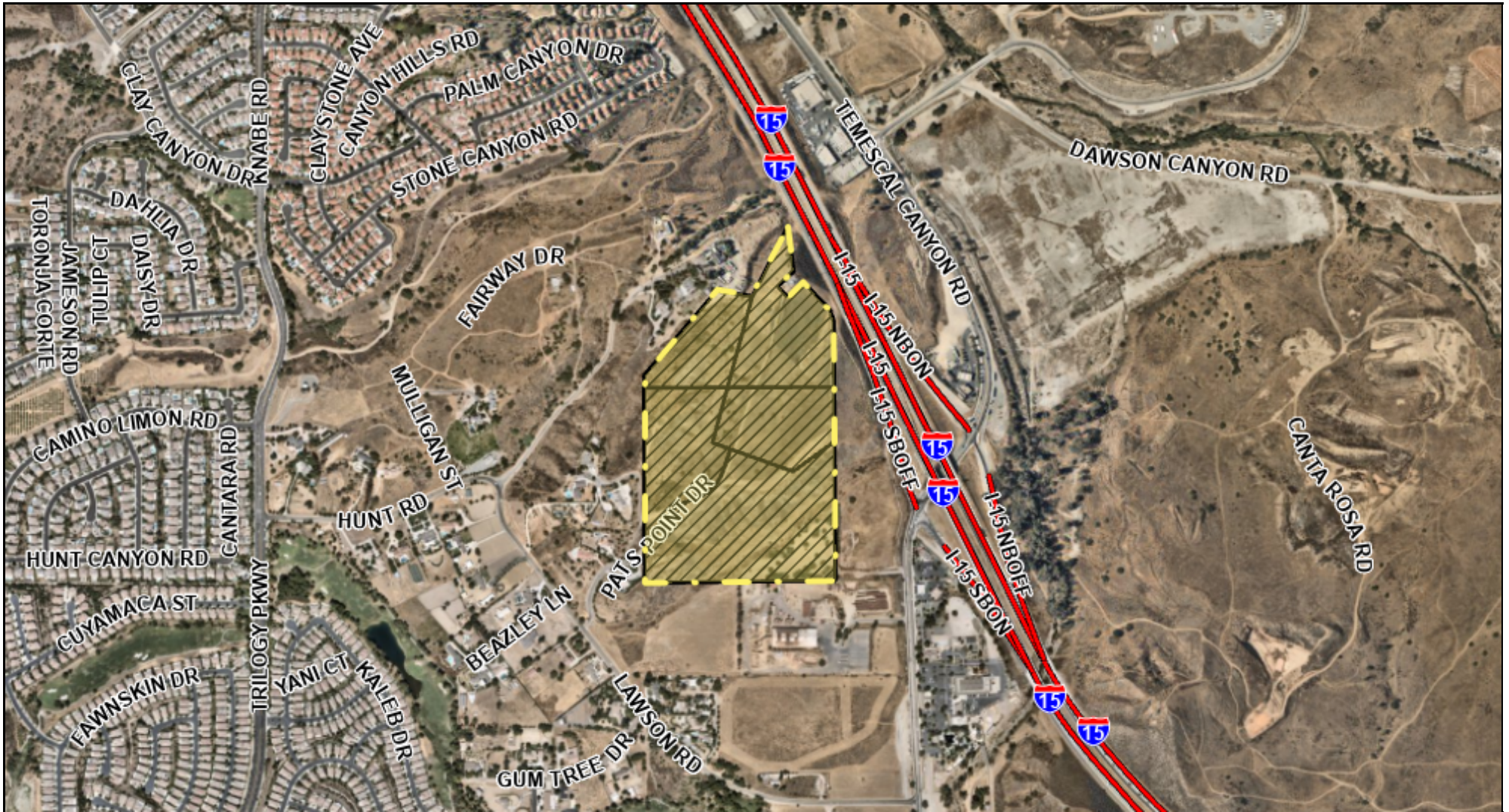
GPA240020

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

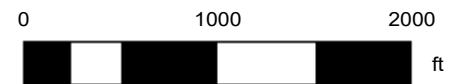
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District: 2

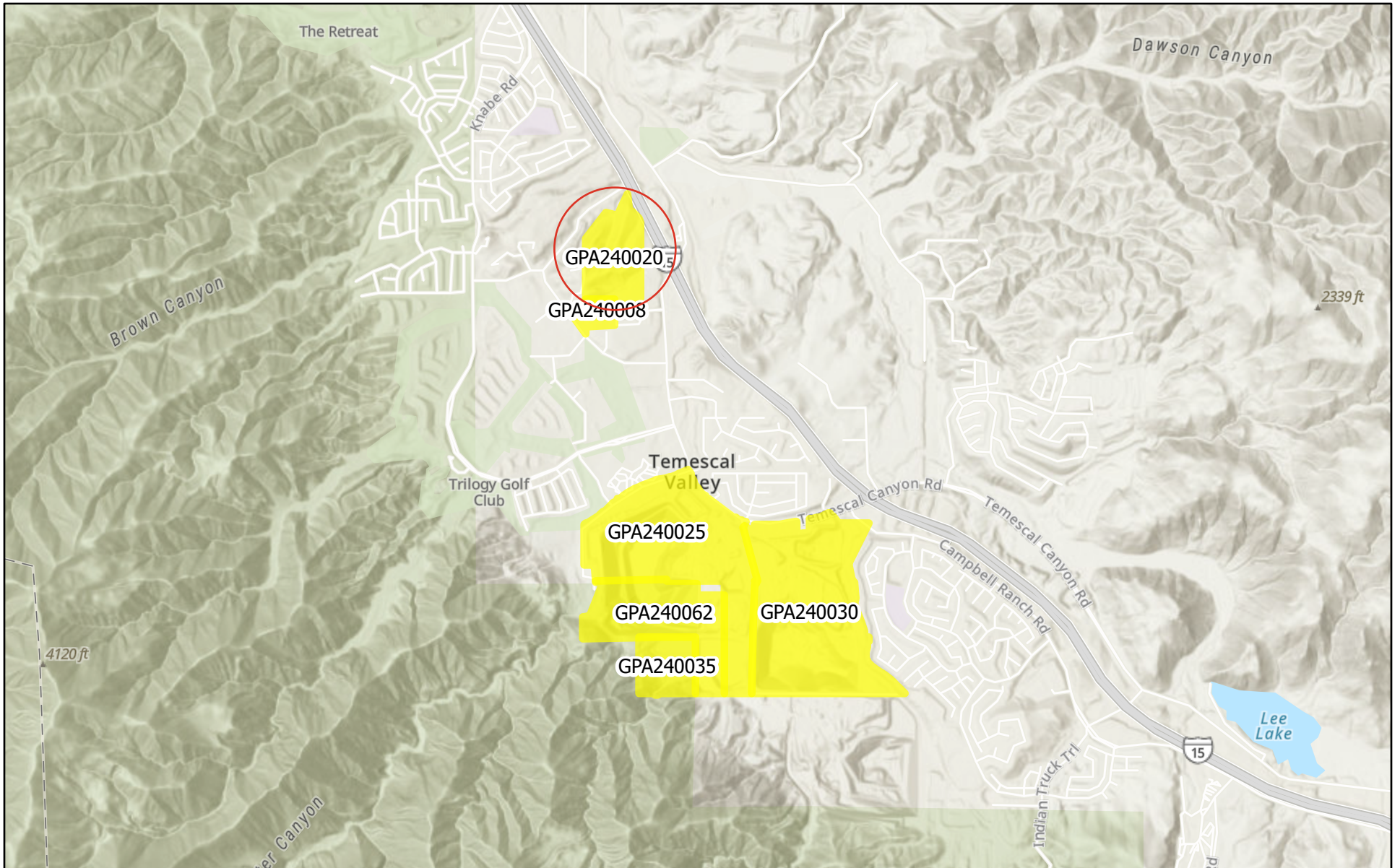


Zoning Area/District: GLEN IVY

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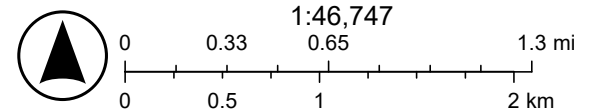
# FGPA Status Map



11/6/2024

 FGPA Web Map

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240020

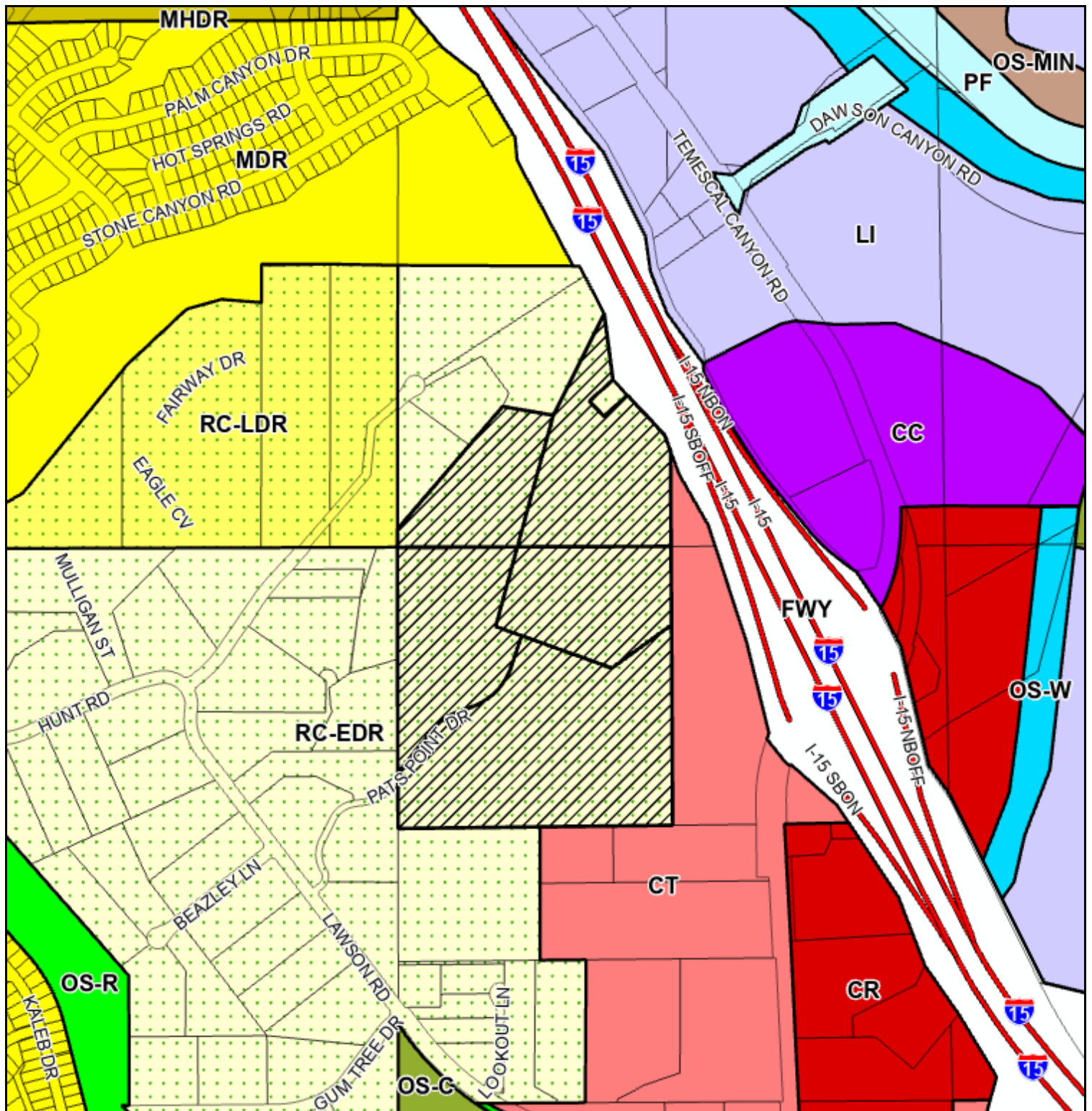
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

Date: 8-16-2024

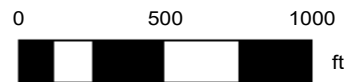
District: 2

Exhibit: 5



Zoning Area/District: GLEN IVY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240020

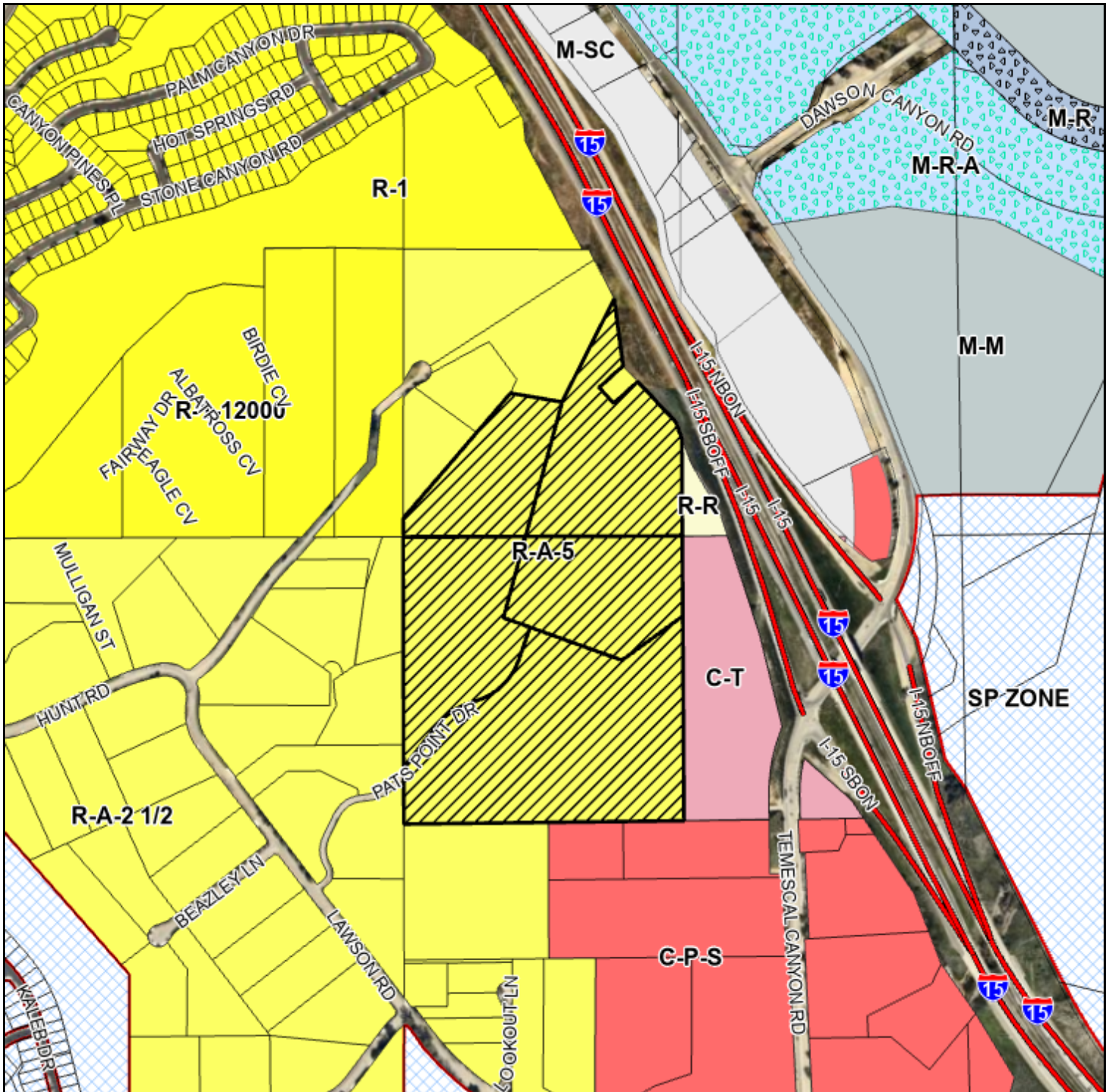
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

Date: 8-16-2024

Exhibit: 2

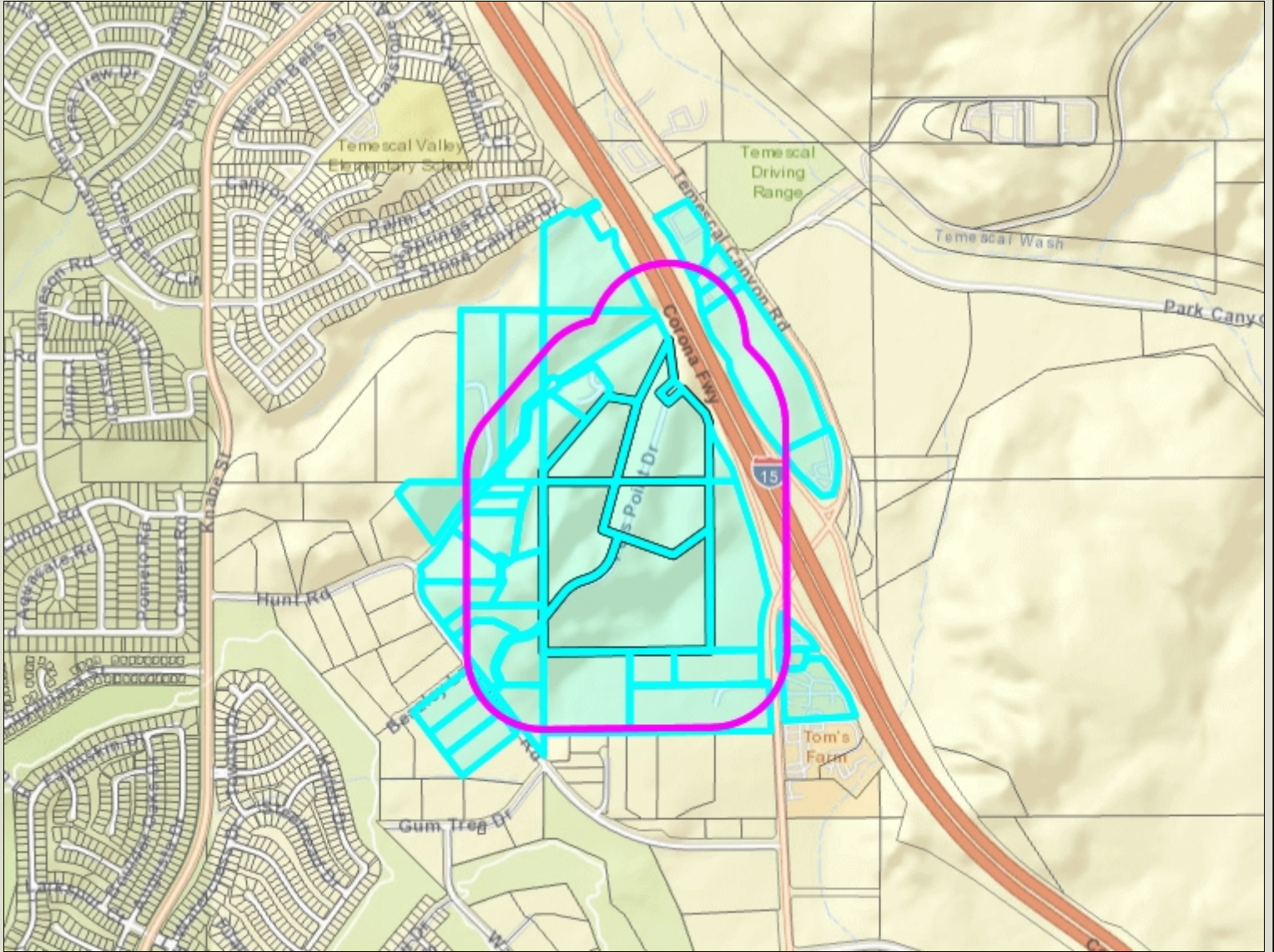


Zoning Area/District: GLEN IV

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# Riverside County GIS Mailing Labels

GPA240020



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

## Notes



0 1,505 3,009 Feet

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SUNLAND PROP INC  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

283150016  
CORONA NORCO UNIFIED SCHOOL  
DISTRICT  
2820 CLARK AVE  
NORCO CA 92860

283150021  
NYREES LIMITED LIABILITY CO  
23299 LAWSON RD  
CORONA CA 92883

283150038  
STEVE SIMMONS  
23280 LAWSON RD  
CORONA CA 92883

283150040  
LOPEZ FAMILY TRUST 1/18/22  
23275 LAWSON RD  
CORONA CA 92883

283150041  
CALIFORNIA MEADOWS HOMEOWNERS  
ASSN  
5500 E SANTA ANA CANYON RD  
ANAHEIM CA 92807

283150049  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

283150052  
PERSICO MOTORSPORTS  
PO BOX 7159  
RANCHO SANTA FE CA 92067

283160014  
TRIPLE-EIGHT REVOCABLE TRUST  
DATED 12/12/2014  
6888 LINCOLN AVE STE A  
BUENA PARK CA 90620

283160030  
ALBERT N. BAHU  
23255 TEMESCAL CANYON RD  
CORONA CA 92883

283160035  
BAHU SAMIRA A  
23760 TEMESCAL CYN  
CORONA CA 92883

283160037  
TEMESCAL PROP  
4816 BUTTERNUT HOLLOW LN  
BONITA CA 91902

283160038  
23215 TEMESCAL CANYON  
3410 LA SIERRA AVE # F1148  
RIVERSIDE CA 92503

283160039  
RICARDO ESQUER  
P O BOX 78161  
CORONA CA 92877

283160040  
GM&J LASER CUTTING  
8356 STANDUSTRIAL  
STANTON CA 90680

283170024  
VERMEULEN PROP 5  
2677 N. MAIN ST #930  
SANTA ANA CA 92705

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

283180038  
THOMAS H. BARNES  
823 S BRAMBLE LN  
ANAHEIM CA 92802

283250007  
JAE JUN JUNG  
9500 PATS POINT DR  
CORONA CA 92883

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

283250017  
PREM RAMASWAMY  
9440 PATS POINT DR  
CORONA CA 92883

283250020  
DAWN CHRISTINE BOOTH  
9370 HUNT RD  
CORONA CA 91720

283250030  
DIDAR SINGH  
9490 PATS POINT DR  
CORONA CA 92883

283250032  
DOMINGO N. GOMEZ  
1869 TEMESCAL  
NORCO CA 92860

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

283250041  
BRANKA OLAH  
13419 PLACID HILL DR  
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

283260019  
VITALIANO ENRIQUEZ EMPENO  
9455 PATS POINT DR  
CORONA CA 92883



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.3

(ID # 26681)

**MEETING DATE:**

**Wednesday, January 15, 2025**

**SUBJECT:** INITIATION OF GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) Foundation Component – Applicant: Mike Cho c/o TRG Land Inc – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development – Location: north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road – 56.5 Gross Acres – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum) – Existing Land Use: RC:EDR (Rural Community: Estate Density Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF). 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 GPA240020 is initiated by the Board of Supervisors. – APN: 283-150-016 and -048 & 283-170-018, -019, and -020 – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314.

**PROPOSED PROJECT**

Case Number(s):	GPA240020
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):	283-150-016 and -048 & 283-170-018, -019, and -020
Continued From:	



John Hildebrand, Planning Director 1/7/2025

**PROJECT DESCRIPTION AND LOCATION**

The General Plan Amendment (GPA240020) 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 Medium High Density Residential (MHDR) and Public Facilities (PF) on five parcel(s), totaling 56.5 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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The five parcels are located generally north and east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road.

<b>PROJECT RECOMMENDATION</b>
-------------------------------

**RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:**

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240020 (GPA240020).**

<b>PROJECT DATA</b>
---------------------

**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:	Medium High Density Residential (MHDR) & Public Facilities (PF)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Commercial Tourist (CT)
South:	Estate Density Residential (EDR) & Commercial Tourist (CT)
West:	Estate Density Residential (EDR) & Low Density Residential (LDR)
Existing Zoning Classification:	R-A-5 (Residential Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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North:	R-A-5 (Residential Agriculture, 5-acre minimum)
East:	R-R (Rural Residential) & C-T (Tourist Commercial)
South:	C-P-S (Scenic Highway Commercial) & R-A-2 ½ (Residential Agriculture, 2.5-acre minimum)
West:	R-A-2 ½ (Residential Agriculture, 2.5-acre minimum) & R-1-12000 (One-Family Dwellings, 12,000sq/ft minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Dwellings
South:	Vacant
East:	Vacant   Warehouse/Storage Yard
West:	Single-Family Dwellings

**Located Within:**

City’s Sphere of Influence:	No / Yes – Location
Community Service Area (“CSA”):	Yes – Corona
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Very Low
Fault Zone:	Yes – Susceptible
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Moderate   Very High
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – 3035
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community:	No

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

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-GPA240020 (“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 Medium High Density Residential (MHDR) & Public Facilities (PF).

If the initiation for GPA240020 is approved, the applicant intends to apply for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 40-50 single family detached lots averaging 7,500 sq/ft on 36.2 acres.

**Proposed Future Land Use**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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

The proposed Medium High Density Residential (CD:MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Public Facilities (CD:PF) Land Use Designation allows for civic uses such as the County of Riverside Administrative buildings and schools.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA240020 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. Five (5) members of the public provided public testimony.

Of the public comments received, one (1) was against the initiation of a General Plan Amendment, three (3) were in support, and one (1) provided added information about the future project. Comments on the initiation of the GPA cited the need for the potential development of a STEM high school, including its curriculum and academic resources. Comments against the initiation cited the unique challenges of the property regarding the need for future earthwork, the slope analysis for the residential component, and infrastructure access such as water and sewage. However, other public comments contradicted this statement. Additional public comments highlighted that the school district has already identified funding for their long-range planning of the potential high school and how current Temescal Canyon students travel about 45 minutes to 1 hour to get to school.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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

**Support:** 2<sup>nd</sup>, 3<sup>rd</sup>, 5<sup>th</sup> District

**Against:** N/A

**Neutral:** N/A

**Not Present:** 1<sup>st</sup>, 4<sup>th</sup> 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

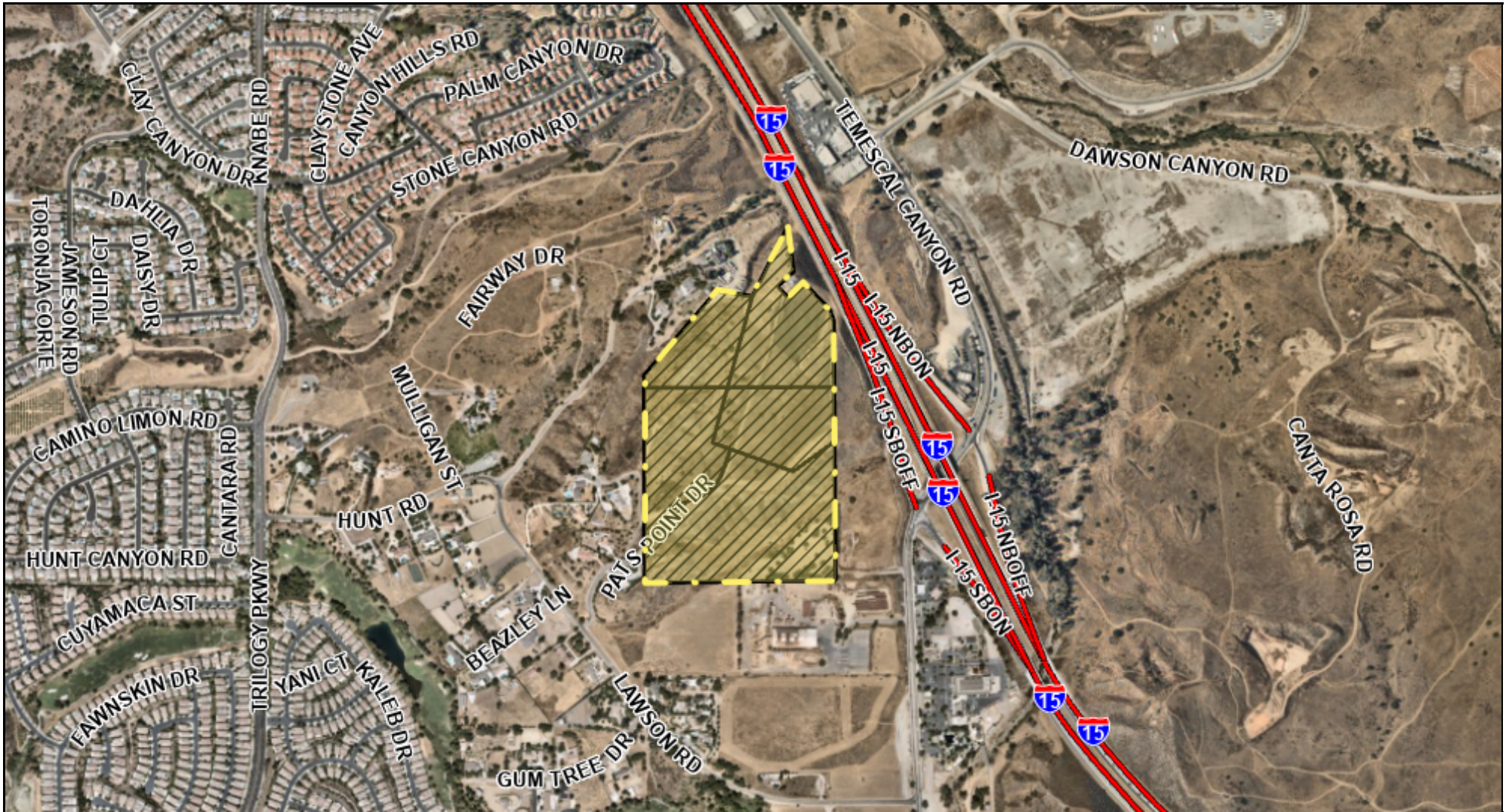
GPA240020

VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

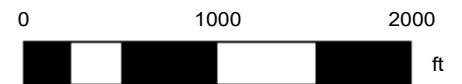
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District: 2

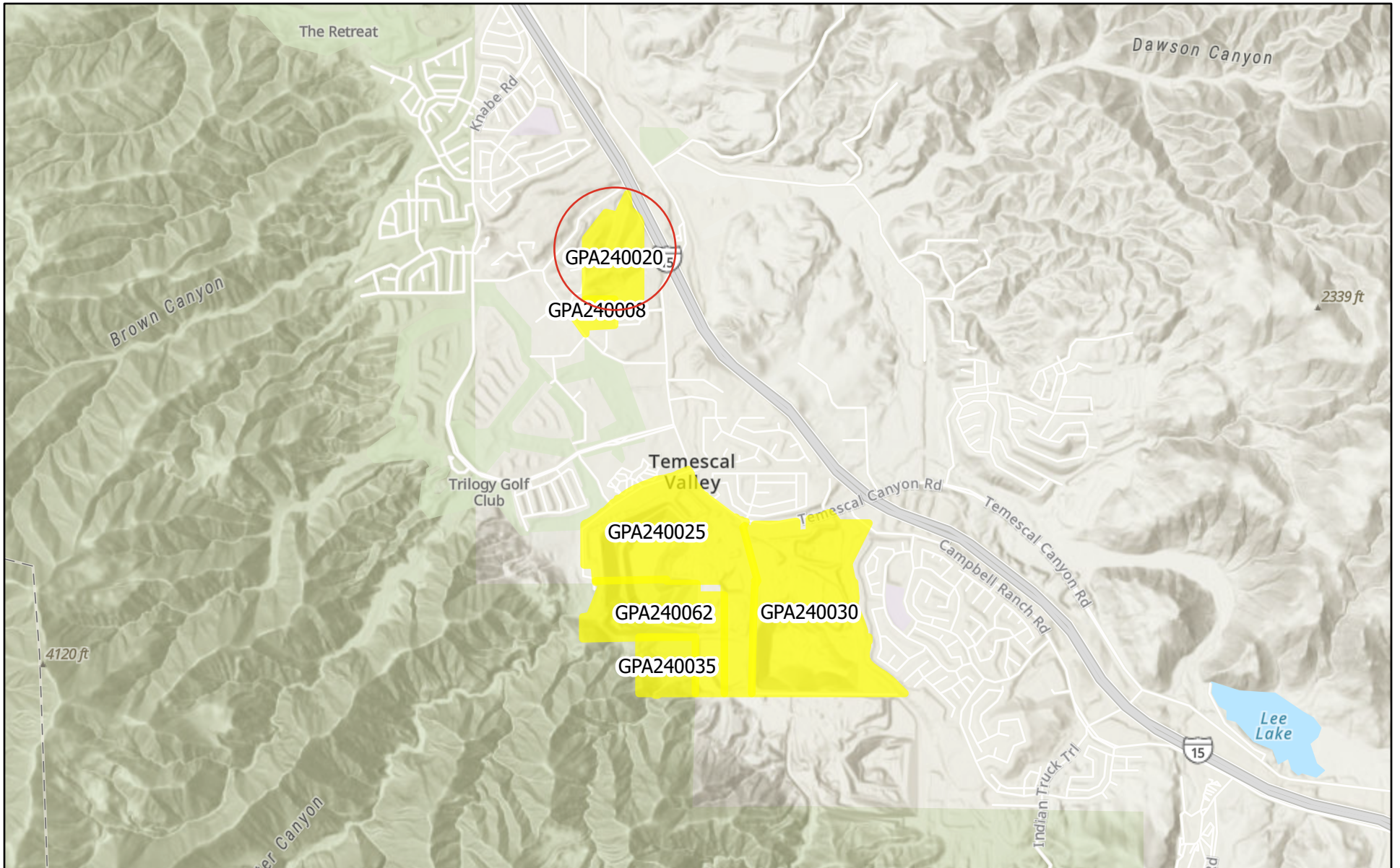


Zoning Area/District: GLEN IVY

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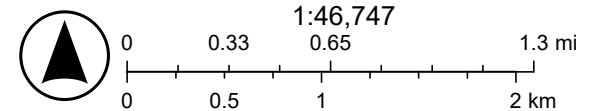
# FGPA Status Map



11/6/2024

 FGPA Web Map

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240020

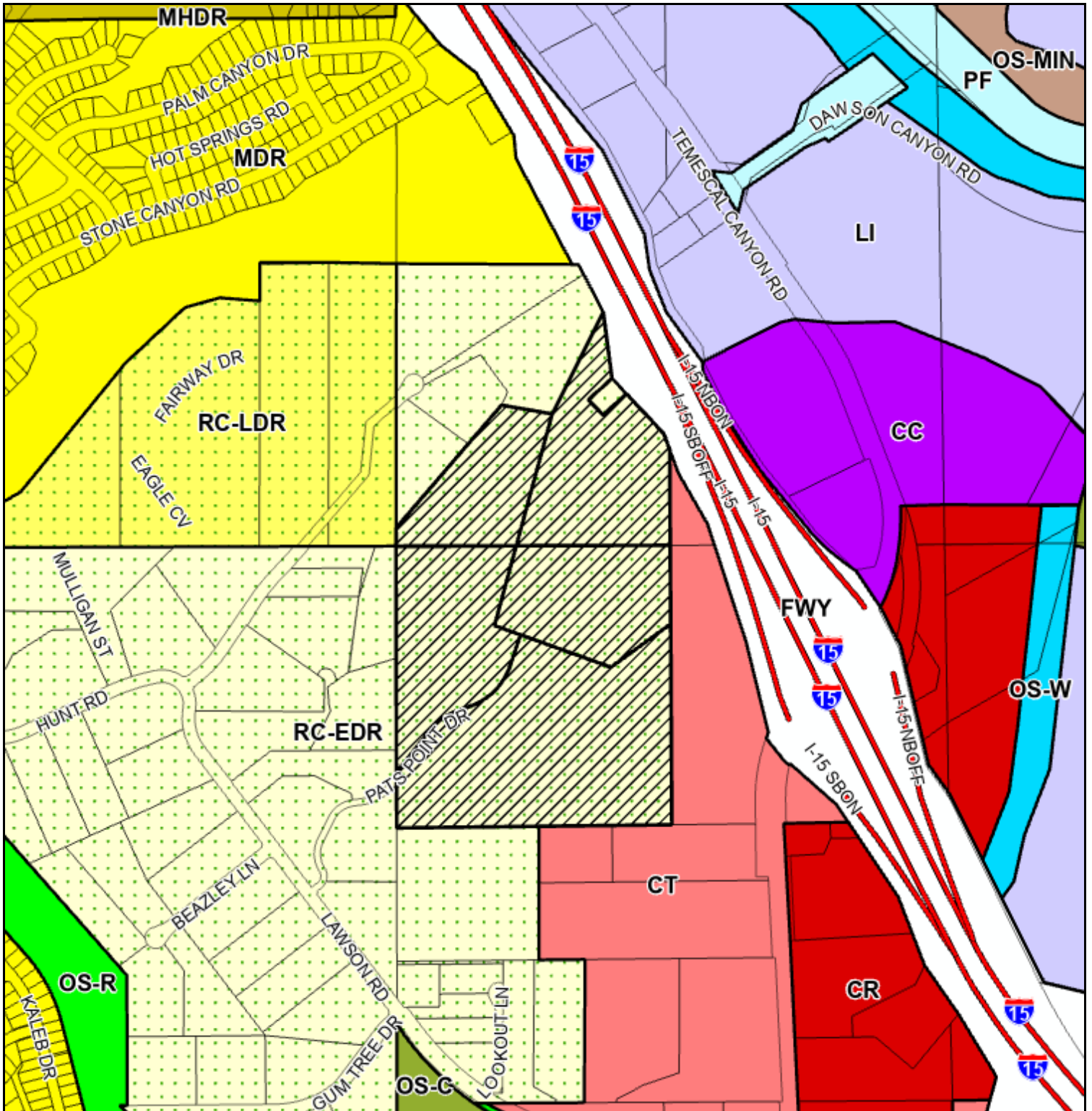
EXISTING GENERAL PLAN

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

GPA240020

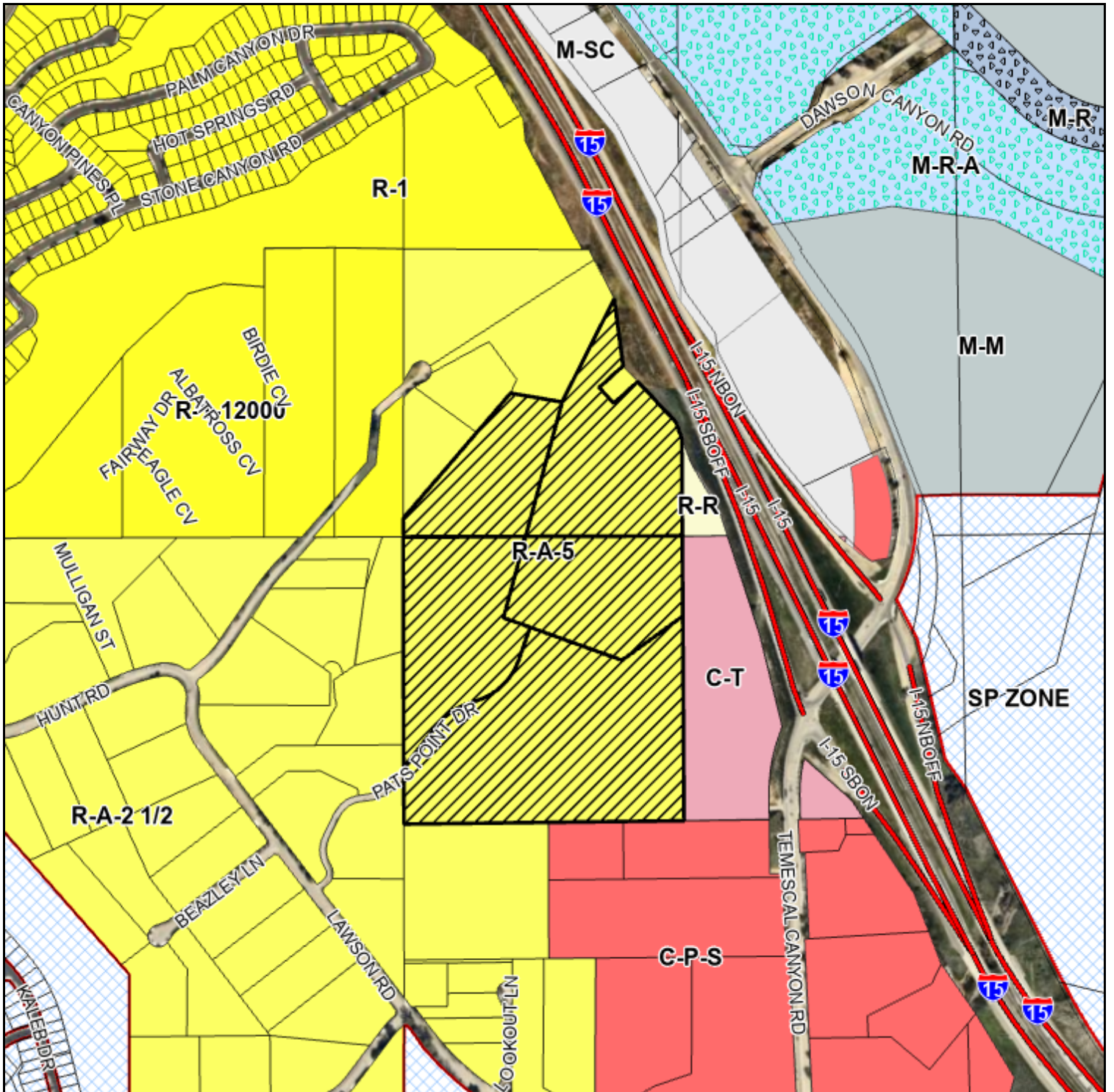
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

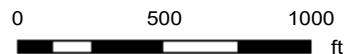
Date: 8-16-2024

Exhibit: 2



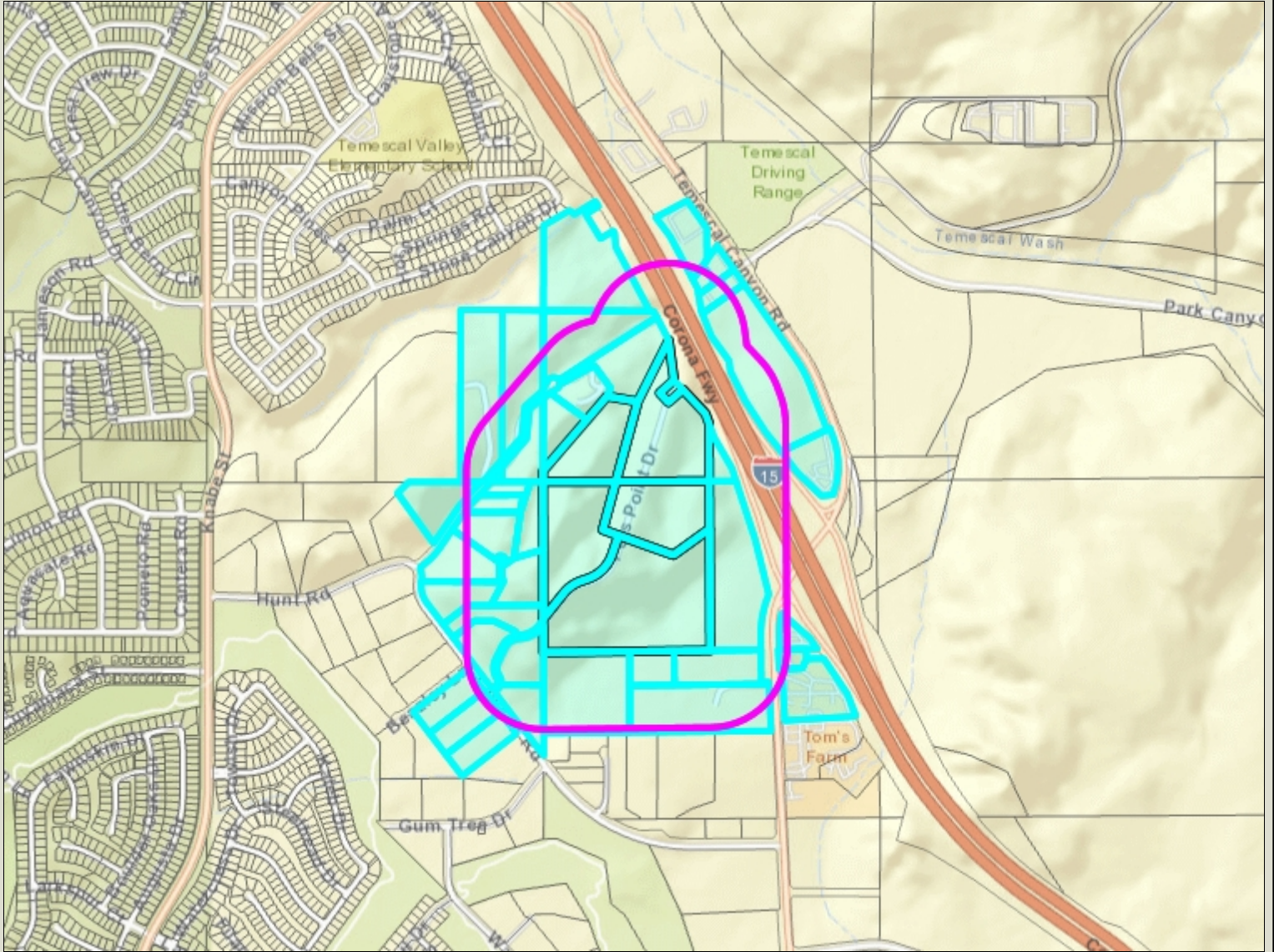
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# Riverside County GIS Mailing Labels

GPA240020



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

## Notes



0 1,505 3,009 Feet

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ALBERT N. BAHU  
23255 TEMESCAL CANYON RD  
CORONA CA 92883

283160035  
BAHU SAMIRA A  
23760 TEMESCAL CYN  
CORONA CA 92883

283160037  
TEMESCAL PROP  
4816 BUTTERNUT HOLLOW LN  
BONITA CA 91902

283160038  
23215 TEMESCAL CANYON  
3410 LA SIERRA AVE # F1148  
RIVERSIDE CA 92503

283160039  
RICARDO ESQUER  
P O BOX 78161  
CORONA CA 92877

283160040  
GM&J LASER CUTTING  
8356 STANDUSTRIAL  
STANTON CA 90680

283170024  
VERMEULEN PROP 5  
2677 N. MAIN ST #930  
SANTA ANA CA 92705

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

283180038  
THOMAS H. BARNES  
823 S BRAMBLE LN  
ANAHEIM CA 92802

283250007  
JAE JUN JUNG  
9500 PATS POINT DR  
CORONA CA 92883

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

283250017  
PREM RAMASWAMY  
9440 PATS POINT DR  
CORONA CA 92883

283250020  
DAWN CHRISTINE BOOTH  
9370 HUNT RD  
CORONA CA 91720

283250030  
DIDAR SINGH  
9490 PATS POINT DR  
CORONA CA 92883

283250032  
DOMINGO N. GOMEZ  
1869 TEMESCAL  
NORCO CA 92860

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

283250041  
BRANKA OLAH  
13419 PLACID HILL DR  
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  
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23945 LAWSON RD  
CORONA CA 92883

283260019  
VITALIANO ENRIQUEZ EMPENO  
9455 PATS POINT DR  
CORONA CA 92883



*John E Hildebrand  
Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PROPERTY OWNERS' CERTIFICATION APN: 283-150-016 and -48 & 283-170-018, -019, and -020

I, Jordan Leffew certify that on 12.26.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 600 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

**NAME:** Jordan Leffew

**SIGNATURE:** .....*Jordan Leffew*.....

**TITLE:** Assistant Planner

**ADDRESS:** 4080 Lemon St 12<sup>th</sup> Fl., Riverside, CA 92501

**PHONE:** 951-955-9721

**EMAIL:** [jleffew@rivco.org](mailto:jleffew@rivco.org)

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

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

*"Planning Our Future... Preserving Our Past"*

RIVERSIDE COUNTY  
PLANNING DEPARTMENT



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

**AGENDA ITEM 4.2**

- I. INITIATION OF GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) Foundation Component** – Applicant: Mike Cho c/o TRG Land Inc – Second Supervisorial District – Glen Ivy Zoning Area/District – Temescal Canyon Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development – Location: Northeast of Lawson Road, south of 1-15, and west of Temescal Canyon Road – 56.5 Gross Acres – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum)

**II. PROJECT DESCRIPTION:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (MHDR) & Public Facilities (PF). Additional development applications and review by the county to confirm that the overall project complies with applicable standards, policies, findings, another requirements will be required if the proposed GPA240020 is initiated by the Board of Supervisors. – APN: 283-150-016 and -048 & 283-170-018, -019, and -020

**III. MEETING SUMMARY:**

Mark Rogers - Presented the subject proposal

**IV. PUBLIC COMMENTS:**

Public Comments –

Gil Mendoza - challenging property for a school with residential component and another challenge will be water and sewage in the area

Tracy Davis - high school much needed in the area

Jerry Sinich - development would be a STEM school

Mary Witten – in support of high school and the science academics

Fred Meyers - presently students from the area travel 45 min – 1 hour to get to school, water and sewage infrastructure is available (5 speakers)

**GPAC COMMENTS:**

All GPAC members all support a high school coming into the area, density is supported , concept is supported

**V. GENERAL PLAN ADVISORY COMMITTEE ACTIONS:**

The General Plan Advisory Committee voted as follows:

District 1: Absent

District 2: Support

District 3: Support

District 4: Absent

District 5: Support

19x2 = 38



# 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: 12/16/2025)

MT #: 28998

**SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) – REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Mark Rogers c/o TGR Land Inc. – Representative: Mike Cho c/o TGR Land Inc. – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum)] – Existing Land Use: Estate Density Residential (RC:EDR) – Location: north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road – APNs: 283-150-016 and -048 & 283-170-018, -019, and -020 – 59.51 Acres – Planning Contact: Krista Mason at [KMason@rivco.org](mailto: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: 3, Against: 0, Neutral: 0.**

**Planning Commission** hearing on **May 21, 2025**. The final result of the Commission's discussion of the initiation is: **Support: 5, Against: 0, Neutral: 0.**

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

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

**Designate Newspaper used by Planning Department for Notice of Hearing:**

( None )

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

22.2

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019, and -020. This proposed project is located: north of Lawson Road, east of Lawson Road, south of I-15 South Bound Freeway, 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. 240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240020 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](mailto: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, 1<sup>st</sup> Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 26, 2025

Kimberly A. Rector, Clerk of the Board  
By: Naomi 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 240020 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 para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240020 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Comunidad Rural: Residencial de Densidad de Propiedad (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media Alta (CD:MHDR) y Servicios Públicos (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en una instalación educativa de aproximadamente 20.3 acres y un componente residencial de media alta densidad de aproximadamente 180 lotes residenciales unifamiliares independientes con un promedio de 7,500 pies cuadrados en 36.2 acres. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la enmienda general propuesta GPA240020 es iniciada por la Junta de Supervisores. La enmienda del Plan General se encuentra en los números de parcela: 283-150-016 y -048 & 283-170-018, -019, y -20. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista I-15 en dirección sur, y al oeste de Temescal Canyon Road en el Segundo Distrito Supervision.

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 240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º 240020 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](mailto: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.

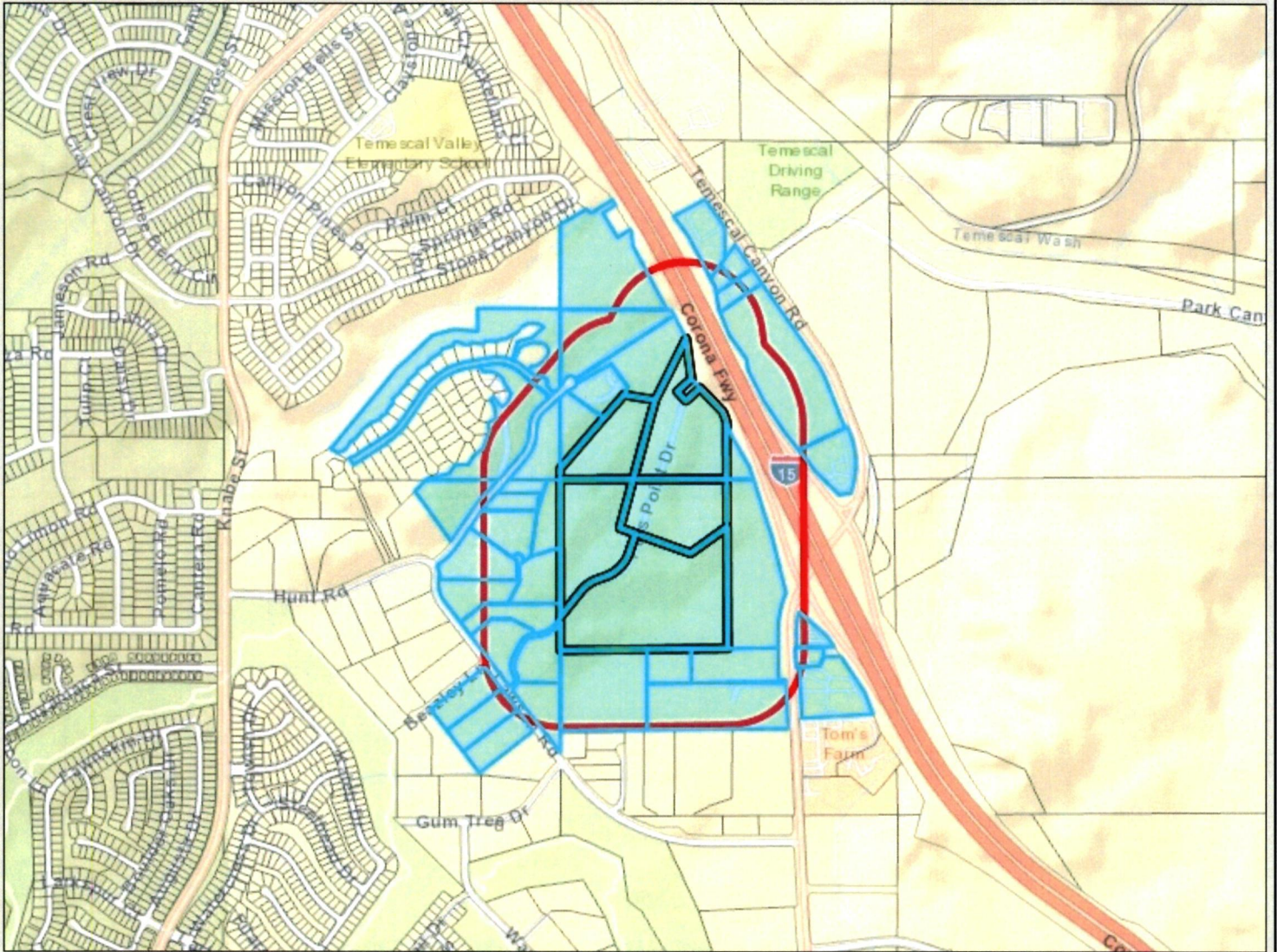
Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o envíe un correo electrónico a [cob@rivco.org](mailto:cob@rivco.org).

Fecha: 26 de noviembre de 2025

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

# Riverside County GIS Mailing Labels

FC-GPA240020



## 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... 8/8/2025 9:48:15 AM

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283140035  
SUNLAND PROP INC  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91730

283150016  
CORONA NORCO UNIFIED SCHOOL  
DISTRICT  
2820 CLARK AVE  
NORCO CA 92860

283150021  
NYREES LIMITED LIABILITY CO  
23299 LAWSON RD  
CORONA CA 92883

283150038  
SIMMONS STEVEN TRUST DTD 10/1/24  
23270 LAWSON RD  
CORONA CA 92883

283150039  
SIMMONS TRUST DTD 12/1/2011  
23280 LAWSON RD  
CORONA CA 92883

283150040  
LOPEZ FAMILY TRUST 1/18/22  
23275 LAWSON RD  
CORONA CA 92883

283150041  
CALIFORNIA MEADOWS HOMEOWNERS  
ASSN  
5500 E SANTA ANA CANYON RD  
ANAHEIM CA 92807

283150049  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

283150052  
PERSICO MOTORSPORTS  
PO BOX 7159  
RANCHO SANTA FE CA 92067

283160014  
TRIPLE-EIGHT REVOCABLE TRUST DATED  
12/12/2014  
6888 LINCOLN AVE STE A  
BUENA PARK CA 90620

283160030  
ALBERT N. BAHU  
23255 TEMESCAL CANYON RD  
CORONA CA 92883

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283250032  
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32767 TRAILWOOD CT  
WILDOMAR CA 92595

283250034  
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CORONA CA 92883

283260019  
VITALIANO ENRIQUEZ EMPENO  
9455 PATS POINT DR  
CORONA CA 92883



# RIVERSIDE COUNTY PLANNING DEPARTMENT

33x2 = 66

Charissa Leach, P.E.  
TLMA Director

DATE: (09/04/25)

TO: Clerk of the Board of Supervisors

12/16?

FROM: Transportation and Land Management Agency – Planning Department (BOS Date: 09/22/2025)

MT #: 28430

**SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) – REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. – **Second Supervisorial District** – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Mark Rogers c/o TGR Land Inc. – Representative: Mike Cho c/o TGR Land Inc. – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum)] – Existing Land Use: Estate Density Residential (RC:EDR) – **Location:** north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road – APNs: 283-150-016 and -048 & 283-170-018, -019, and -020 – 59.51 Acres – Planning Contact: Krista Mason at [KMason@rivco.org](mailto: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: 3, Against: 0, Neutral: 0. Planning Commission hearing on May 21, 2025. The final result of the Commission's discussion of the initiation is: Support: 5, Against: 0, Neutral: 0.

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

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

2025 SEP -4 AM 11:56

**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

**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. 240020 (GPA240020)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 (GPA240020)** and requiring the applicant submit to the County the project within 6 months.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND**

**Summary**

The Foundation Component General Plan Amendment No. 240020 (GPA240020) 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 Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), on five (5) parcels, totaling 56.5 gross acres, in order to allow for submittal of an application for an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres..

The five (5) parcels are located generally north and east of Lawson Road, south of 1-15 South Bound Freeway, 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 (GPA240020) 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-GPA240020 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project

consisting of an educational facility and a medium high density residential component consisting of approximately 180 single family detached lots.

The parcels are not located in a policy or overlay.

If FC-GPA240020 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres.

### **Proposed Future Land Use**

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

The proposed Medium High Density Residential (CD:MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Public Facilities (CD:PF) Land Use Designation allows for civic uses such as County of Riverside Administrative building and schools.

### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for both the General Plan Advisory Committee, Planning Commission, Board of Supervisors public hearings.

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

Five (5) comments were received to date. Comments indicated concerns about the area/landscaping of project site itself and the water/sewage connections to the future development. Comments in support were tied to the future development of a STEM high school and its academia.

### **General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA240020 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. Five (5) members of the public provided public testimony.

Of the public comments received, one (1) was against the initiation of a General Plan Amendment, three (3) were in support, and one (1) provided added information about the future project. Comments on the initiation of the GPA cited the need for the potential development of a STEM high school, including its curriculum and academic resources. Comments against the initiation cited the unique challenges of the property regarding the need for future earthwork, the slope analysis for the residential component, and infrastructure access such as water and sewage. However, other public comments contradicted this statement. Additional public comments highlighted that the school district has already identified funding

for their long-range planning of the potential high school and how current Temescal Canyon students travel about 45 minutes to 1 hour to get to school.

The Committee discussed the project. All GPAC members support a high school coming into the area, the proposed density of the residential component, and concept is supported.

After discussion, the committee closed the public hearing.

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

**Support:** 2<sup>nd</sup>, 3<sup>rd</sup>, 5<sup>th</sup> District

**Against:** N/A

**Neutral:** N/A

**Not Present:** 1<sup>st</sup>, 4<sup>th</sup> Districts

**Abstain:** N/A

### **Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA 240020 was held before the Planning Commission on January 15, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Two (2) members of the public provided public testimony.

The two (2) public comments were in support of the proposal. One commentor asked the Planning Commission for support from the Corona-Norco Unified School District, a long-term resident spoke in favor of the development of the school and the density of the housing proposed.

The Committee discussed the project. The Commissioners mentioned that the community expressed their desire for the school and that it is a unique idea to incorporate housing into their plan to fund the development of the school. They also discussed the proximity to the I-15 and other development in the area. The final result of the Planning Commission's discussion of the initiation is provided below.

**Support:** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> District

**Against:** N/A

**Neutral:** N/A

**Not Present:** 5th 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**

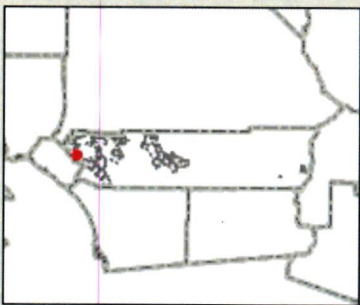
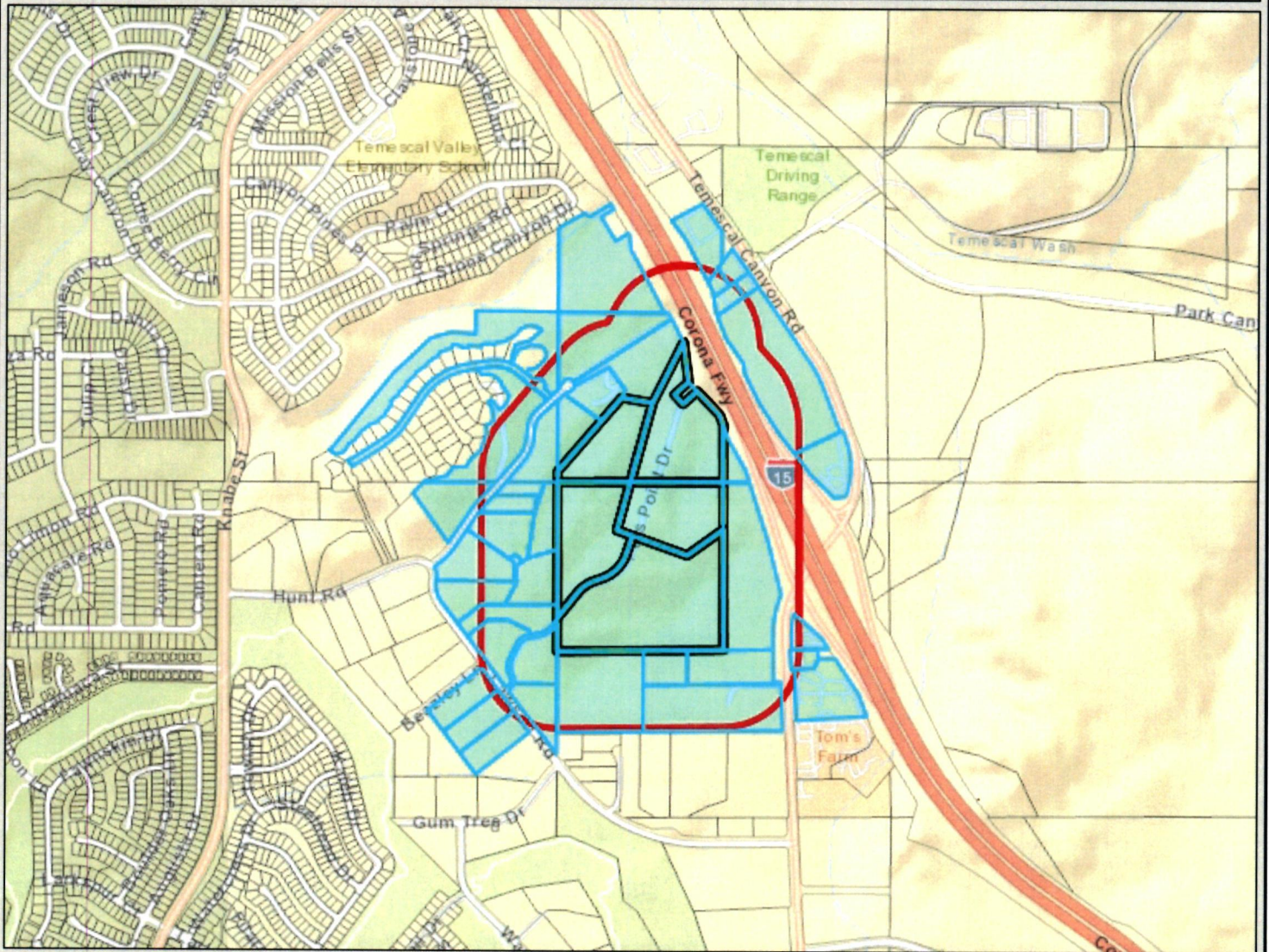
All fees are paid by the applicant. There is no General Fund obligation.

**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**

# Riverside County GIS Mailing Labels

FC-GPA240020



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World\_Street\_Map

## Notes



0 1,505 3,009 Feet



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

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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020  
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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019. This proposed project is located: north of Lawson Road, east of Lawson Road, south of I-15 South Bound Freeway, 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. GPA240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240020 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](mailto: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, 1<sup>st</sup> Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: September 8, 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 240020 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 para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240020 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Comunidad Rural: Residencial de Densidad de Propiedad (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media Alta (CD:MHDR) y Servicios Públicos (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en una instalación educativa de aproximadamente 20.3 acres y un componente residencial de media alta densidad de aproximadamente 180 lotes residenciales unifamiliares independientes con un promedio de 7,500 pies cuadrados en 36.2 acres. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la enmienda general propuesta GPA240020 es iniciada por la Junta de Supervisores. La enmienda del Plan General se encuentra en los números de parcela: 283-150-016 y -048 & 283-170-018, -019. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista I-15 en dirección sur, y al oeste de Temescal Canyon Road en el Segundo Distrito Supervision.

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 GPA240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240020 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](mailto: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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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. 240020 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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019. This proposed project is located: north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, 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. GPA240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240020 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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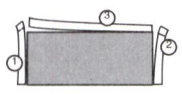
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Dated: September 8, 2025

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By: Naomi Sicra, Clerk of the Board Assistant

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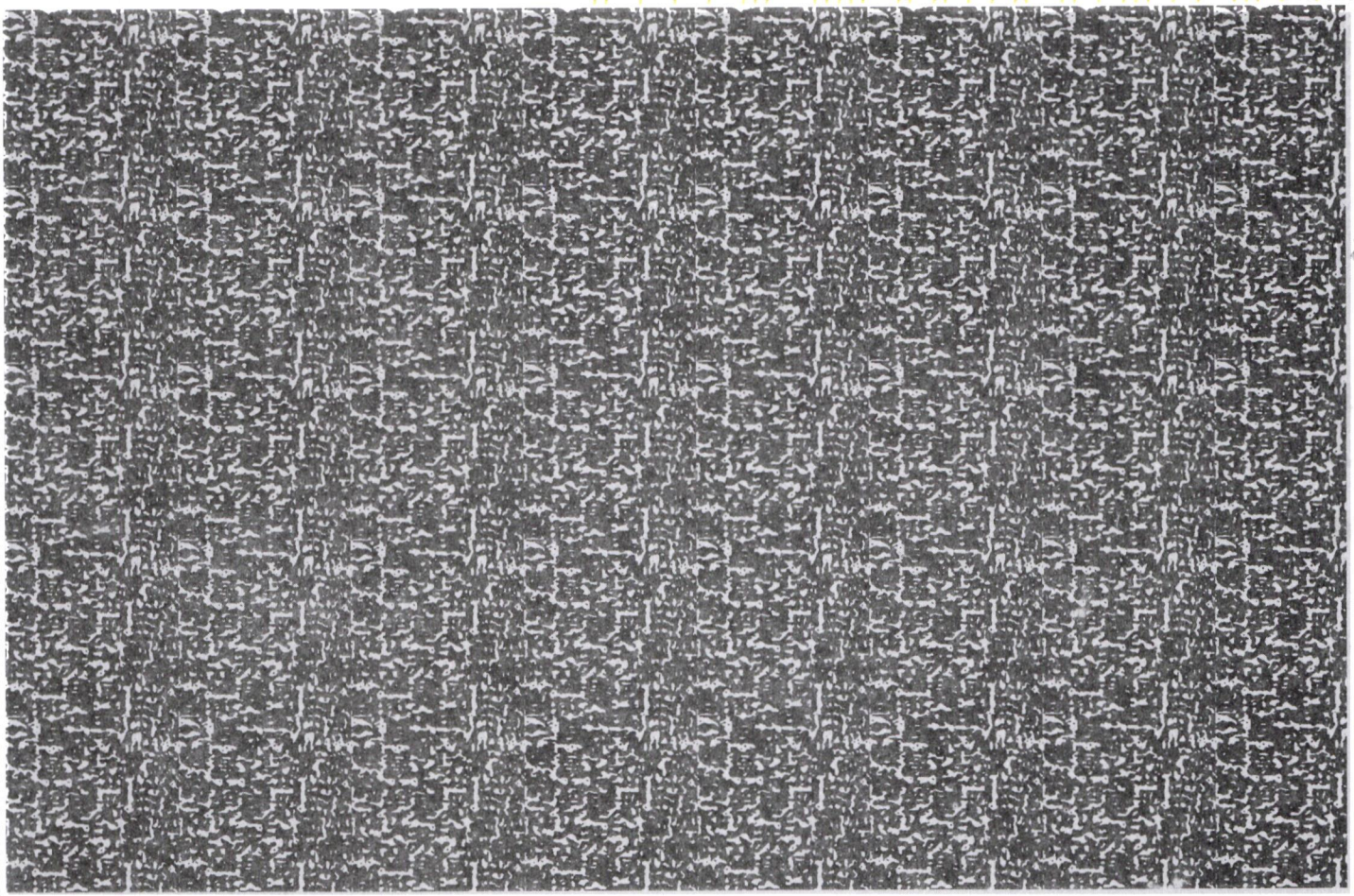
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**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240020 EN EL SEGUNDO DISTRITO SUPERVISORIAL**

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 para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240020 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Comunidad Rural: Residencial de Densidad de Propiedad (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media Alta (CD:MHDR) y Servicios Públicos (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en una instalación educativa de aproximadamente 20.3 acres y un componente residencial de media alta densidad de aproximadamente 180 lotes residenciales unifamiliares independientes con un promedio de 7,500 pies cuadrados en 36.2 acres. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la enmienda general propuesta GPA240020 es iniciada por la Junta de Supervisores. La enmienda del Plan General se encuentra en los números de parcela: 283-150-016 y -048 & 283-170-018, -019. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista I-15 en dirección sur, y al oeste de Temescal Canyon Road en el Segundo Distrito Supervision.

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 GPA240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240020 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

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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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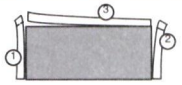
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Fecha: 8 de septiembre de 2025

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

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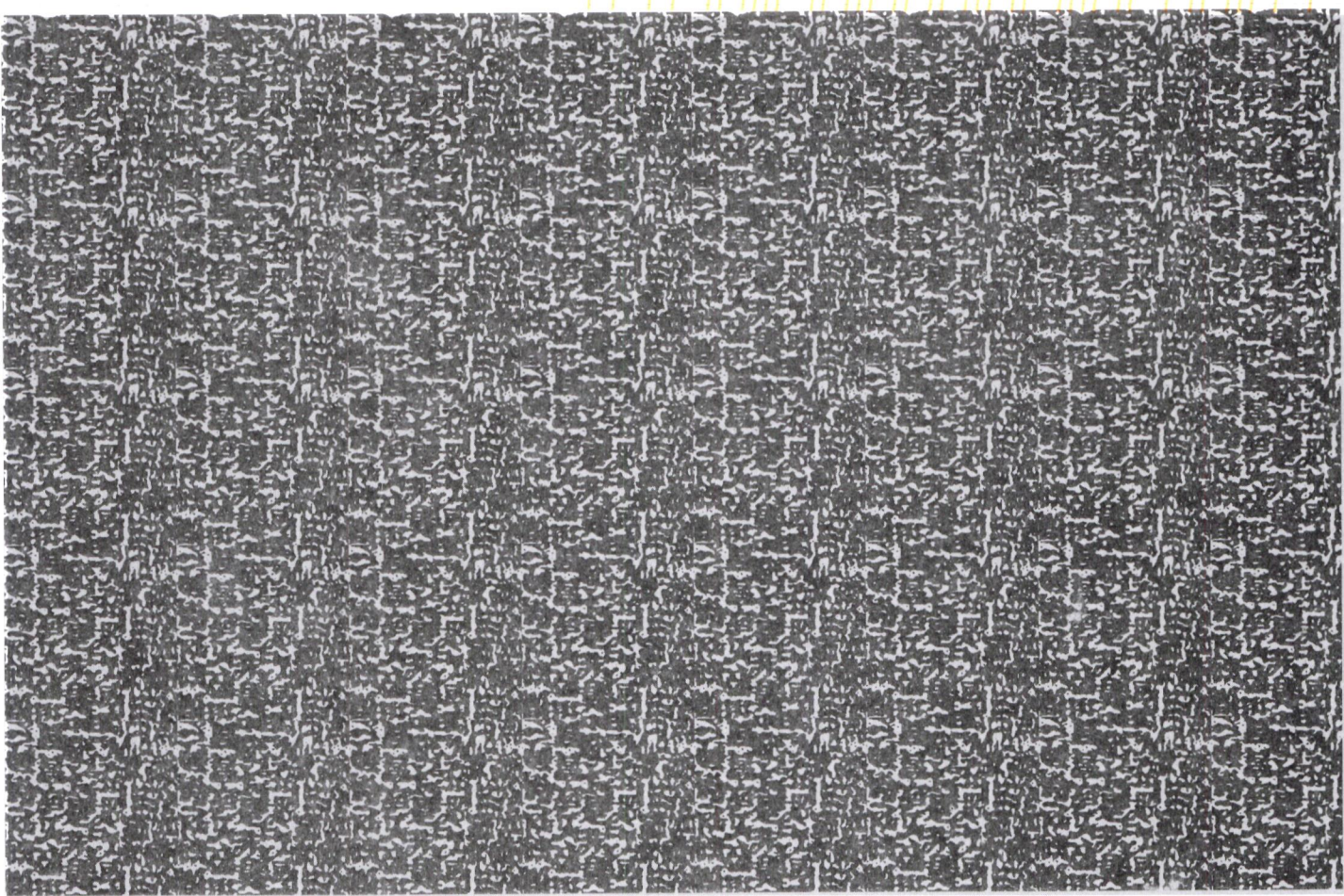
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
TLMA Director

DATE: (08/14/25)

TO: Clerk of the Board of Supervisors

12/16?

FROM: Transportation and Land Management Agency – Planning Department

(BOS Date: 09/09/2025)

→ 9/22/25

MT #: 28430

already noticed

**SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020 (GPA240020) – REQUEST:**

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. – **Second Supervisorial District** – Glen Ivy Area – Temescal Canyon Area Plan – Applicant: Mark Rogers c/o TGR Land Inc. – Representative: Mike Cho c/o TGR Land Inc. – Existing Zoning: R-A-5 (Residential Agriculture, 5-acre minimum)] – Existing Land Use: Estate Density Residential (RC:EDR) – **Location:** north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road – APNs: 283-150-016 and -048 & 283-170-018, -019, and -020 – 59.51 Acres – Planning Contact: Jose Merlan at [jmerlan@rivco.org](mailto:jmerlan@rivco.org) or (951) 955-0314 – **District 4** [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: 3, Against: 0, Neutral: 0. Planning Commission hearing on May 21, 2025. The final result of the Commission's discussion of the initiation is: Support: 5, Against: 0, Neutral: 0.

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
  - 10 Day
  - 20 Day
  - 30 day
- Publish in Newspaper: ( )
- 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

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CLERK/BOARD OF SUPERVISORS  
09/25/25 10:18 PM 3-573

**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 240020 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 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240020 para cambiar el Componente de la Fundación del Plan General de cinco (5) parcelas de Residencial de Densidad Rural: Residencial de Alta Gama (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media-Alta (CD:MHDR) e Instalaciones Públicas (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en un centro educativo de aproximadamente 20,3 acres y un componente residencial de densidad media-alta de aproximadamente 180 lotes unifamiliares independientes en 36,2 acres. Si la Junta de Supervisores inicia la propuesta GPA240020, 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: 283-150-016 y -048 & 283-170-018, -019 y -020. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista 1-15 en dirección sur 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 GPA240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240020 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) 955-9721 O POR CORREO ELECTRÓNICO A [JMERLAN@RVIVCO.ORG](mailto:JMERLAN@RVIVCO.ORG).

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

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

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

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

Fecha: 21 de agosto 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. 240020  
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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019, and -020. This proposed project is located: north of Lawson Road, east of Lawson Road, south of I-15 South Bound Freeway, 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. GPA240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240020 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](mailto: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, 1<sup>st</sup> Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 21, 2025

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

C 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 240020 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 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240020 para cambiar el Componente de la Fundación del Plan General de cinco (5) parcelas de Residencial de Densidad Rural: Residencial de Alta Gama (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media-Alta (CD:MHDR) e Instalaciones Públicas (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en un centro educativo de aproximadamente 20,3 acres y un componente residencial de densidad media-alta de aproximadamente 180 lotes unifamiliares independientes en 36,2 acres. Si la Junta de Supervisores inicia la propuesta GPA240020, 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: 283-150-016 y -048 & 283-170-018, -019 y -020. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista 1-15 en dirección sur 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 GPA240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240020 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.**

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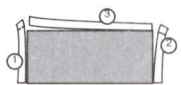
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Fecha: 21 de agosto de 2025

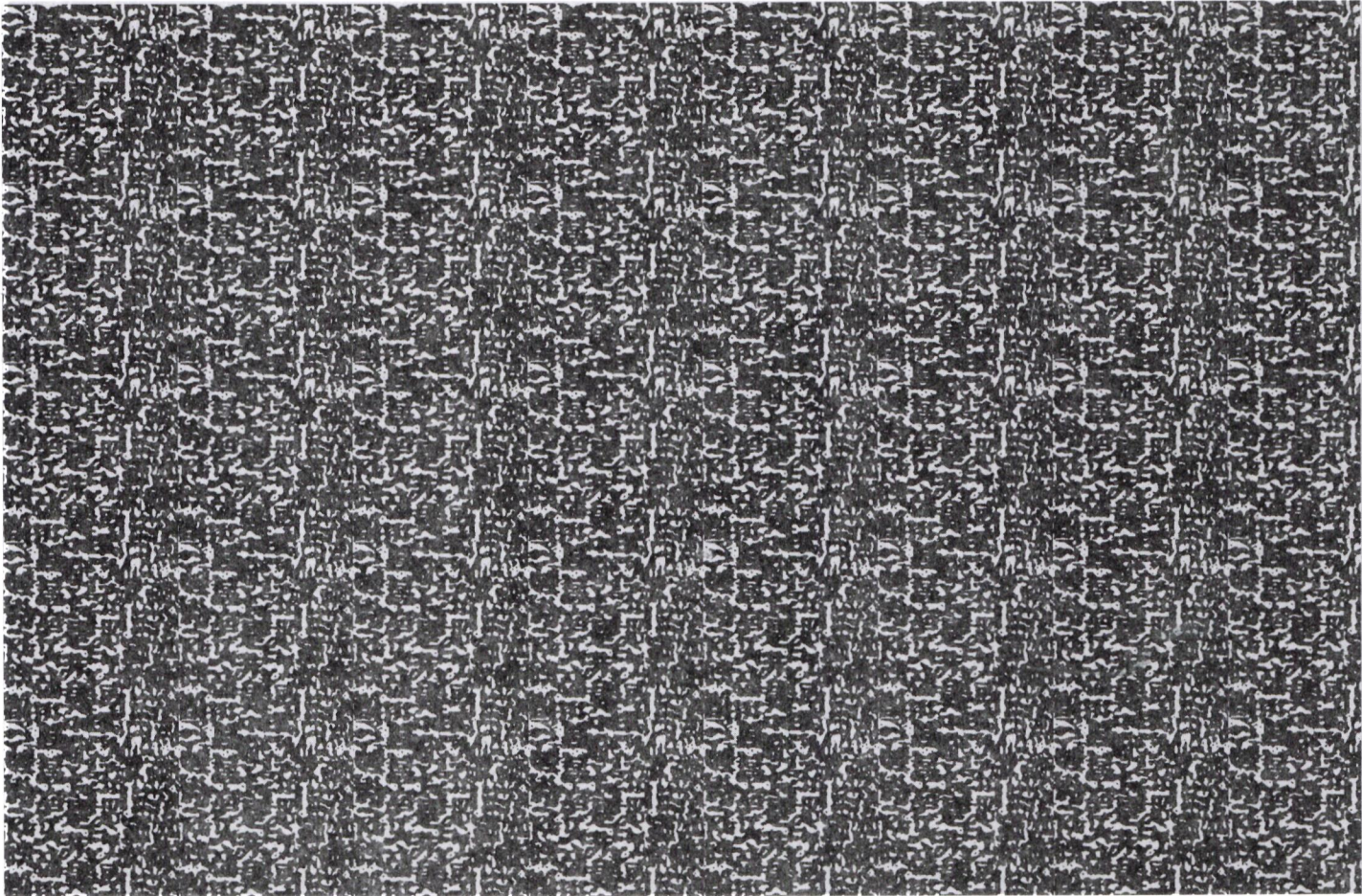
Kimberly A. Rector, secretaria de la Junta  
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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C NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020  
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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019, and -020. This proposed project is located: north of Lawson Road, east of Lawson Road, south of I-15 South Bound Freeway, 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. GPA240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240020 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

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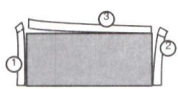
.. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1<sup>st</sup> Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 21, 2025

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

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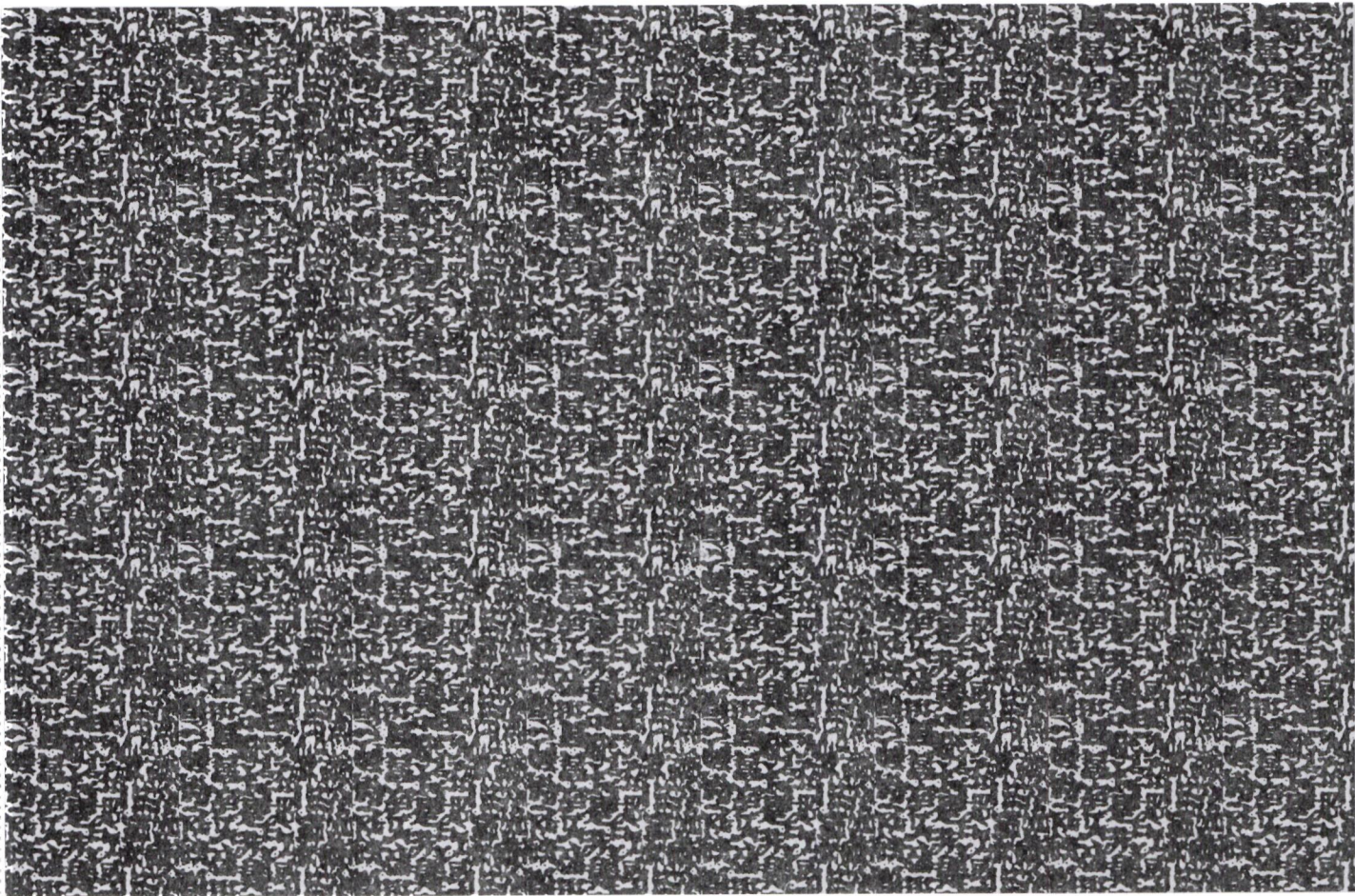
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

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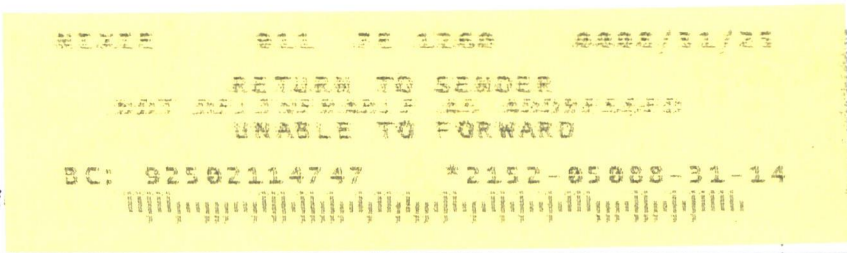
ZIP 92504 \$ 000.68<sup>6</sup>  
02 7W  
0008041315 AUG 22 2025

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5500 E SANTA ANA CANYON RD  
ANAHEIM CA 92807

2025 SEP -3 AM 11:06



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020  
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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019, and -020. This proposed project is located: north of Lawson Road, east of Lawson Road, south of I-15 South Bound Freeway, and west of Temescal Canyon Road in the Second Supervisorial District.

\* 8549033 8549080  
The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240020 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

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

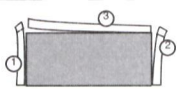
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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, 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, 1<sup>st</sup> Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: August 21, 2025

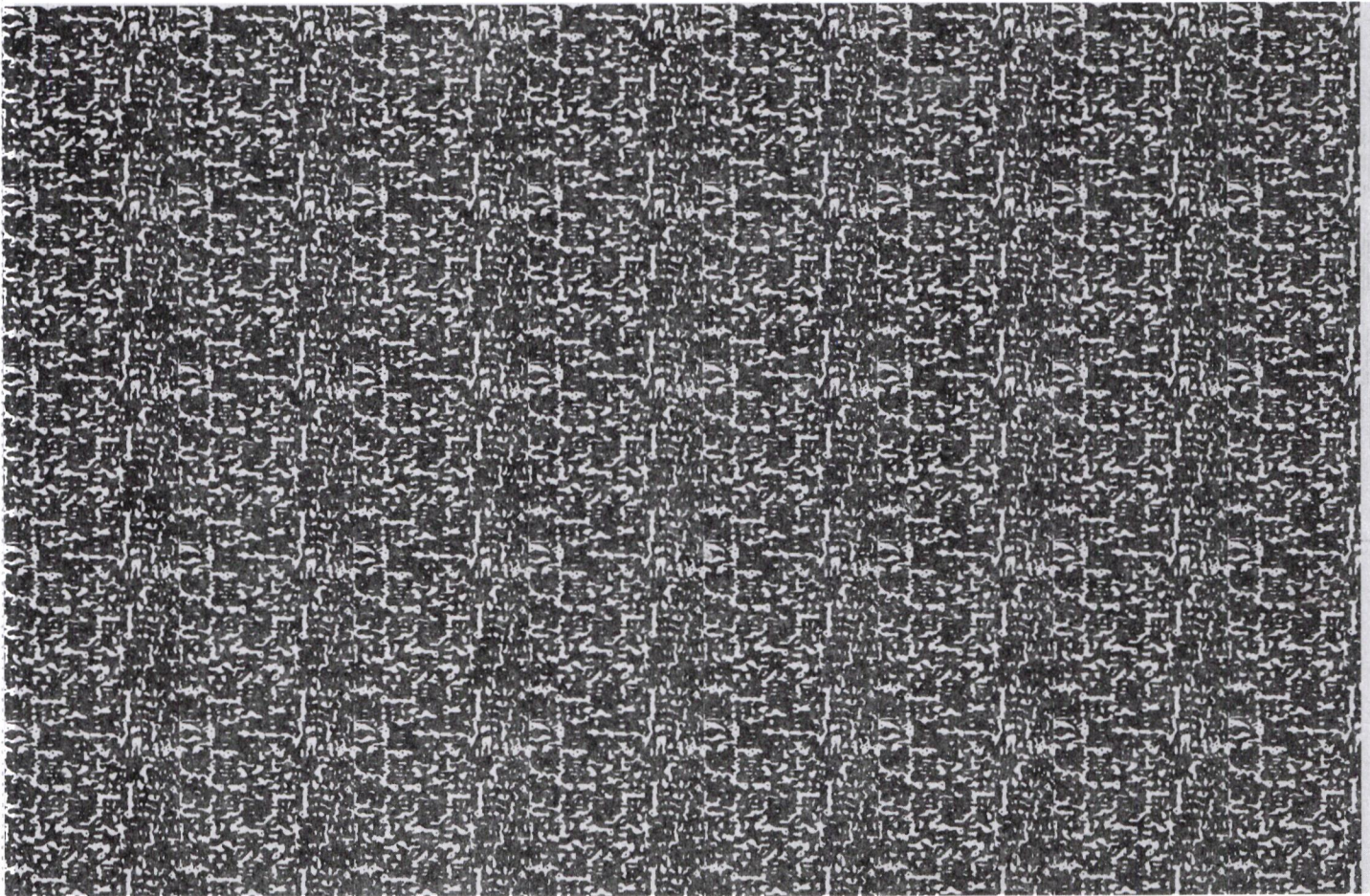
Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant



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**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240020 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 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240020 para cambiar el Componente de la Fundación del Plan General de cinco (5) parcelas de Residencial de Densidad Rural: Residencial de Alta Gama (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media-Alta (CD:MHDR) e Instalaciones Públicas (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en un centro educativo de aproximadamente 20,3 acres y un componente residencial de densidad media-alta de aproximadamente 180 lotes unifamiliares independientes en 36,2 acres. Si la Junta de Supervisores inicia la propuesta GPA240020, 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: 283-150-016 y -048 & 283-170-018, -019 y -020. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista 1-15 en dirección sur 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 GPA240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240020 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) 955-9721 O POR CORREO ELECTRÓNICO A [JMERLAN@RVIVCO.ORG](mailto: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.

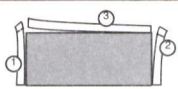
Si impugnas el tema anterior en el tribunal, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia 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](mailto:cob@rivco.org).

Fecha: 21 de agosto de 2025

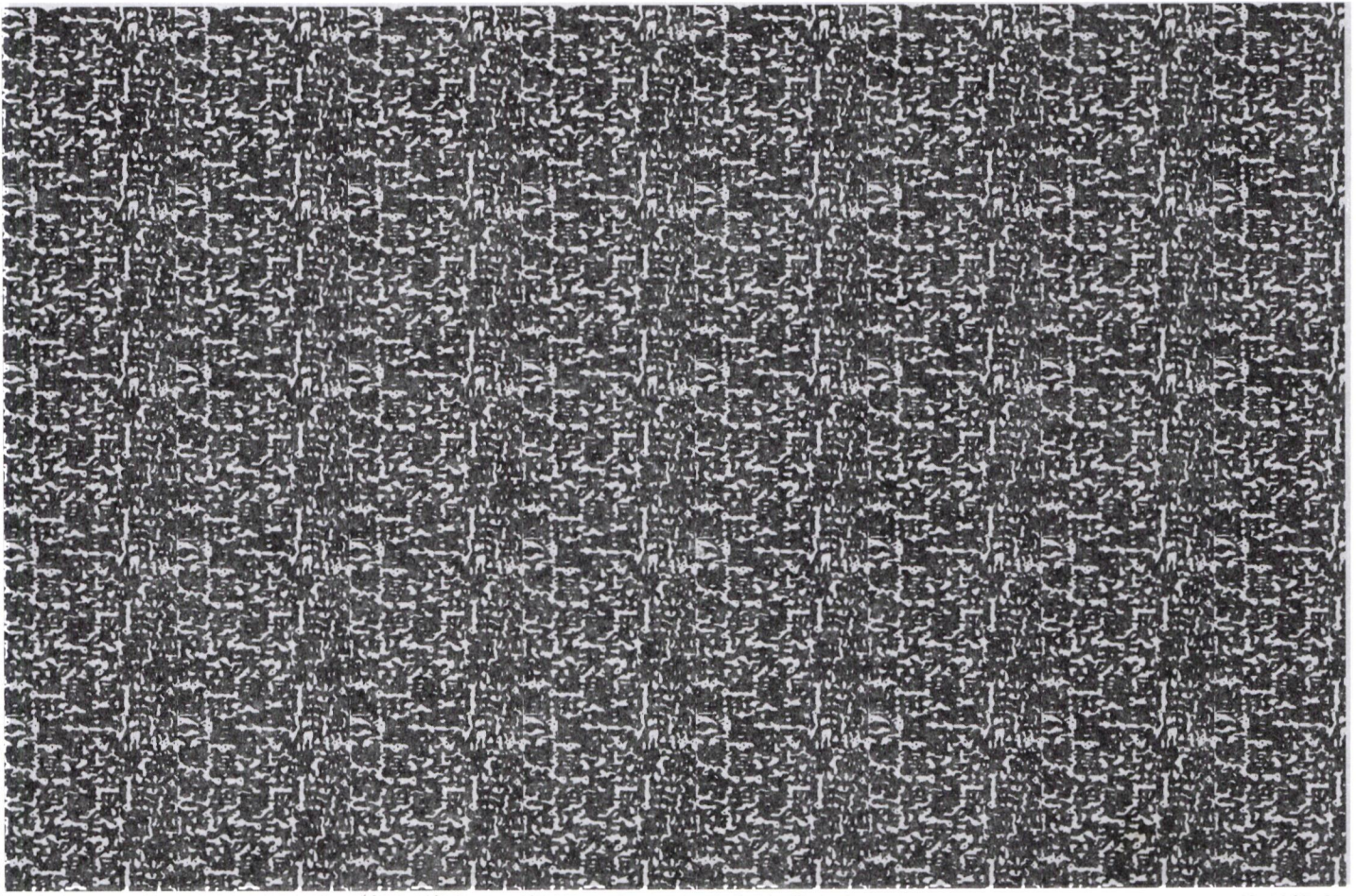
Kimberly A. Rector, secretaria de la Junta  
Por: Naomi Sicra, Asistente de la secretaria de la Junta



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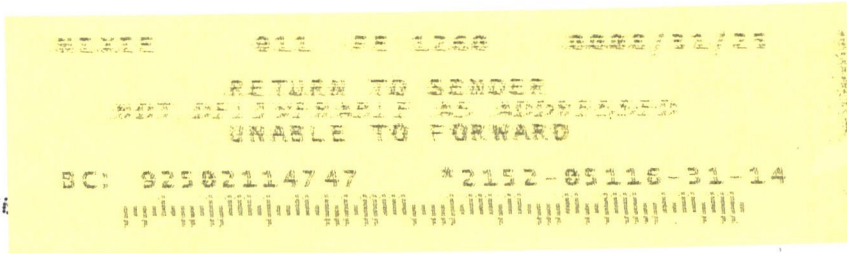
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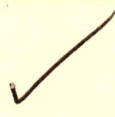
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Riverside County Board of Supervisors  
Request to Speak

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

SPEAKER'S NAME: Tracy Davis

Address: 8826 Flintridge Lane

City: Temescal Valley CA Zip: 92883

Phone #: 951-277-3288

Date: 12/16/2025 Agenda # 22.2

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.

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

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

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

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

### Power Point Presentations/Printed Material:

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

### Individual Speaker Limits:

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

### Group/Organized Presentations:

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

### Addressing the Board & Acknowledgement by Chair:

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



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY  
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240020  
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 1<sup>st</sup> 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. 240020**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240020 to change the General Plan Foundation Component of five (5) parcels from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium High Density Residential (CD:MHDR) & Public Facilities (CD:PF), to allow for submittal for an implementing project consisting of an educational facility approximately 20.3 acres and a medium high density residential component of approximately 180 single family detached lots averaging 7,500 sq/ft on 36.2 acres. 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 GPA240020 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 283-150-016 and -048 & 283-170-018, -019, and -020. This proposed project is located: north of Lawson Road, east of Lawson Road, south of 1-15 South Bound Freeway, and west of Temescal Canyon Road in the Second Supervisorial District.

\* 8549033 8549080  
PSEMPV  
The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240020 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240020 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](mailto: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.

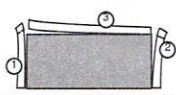
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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, 1<sup>st</sup> Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 26, 2025

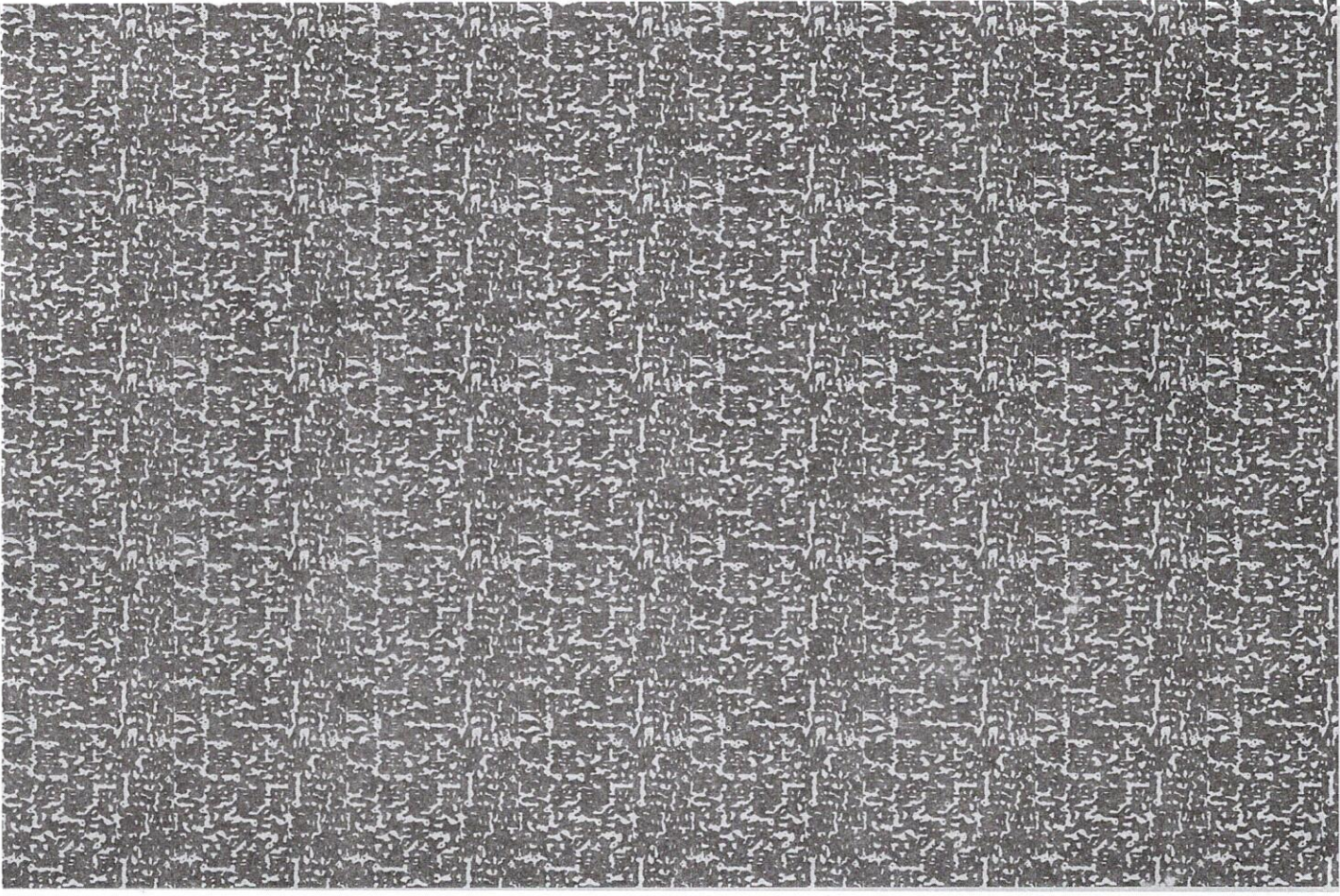
Kimberly A. Rector, Clerk of the Board  
By: Naomi Sicra, Clerk of the Board Assistant



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**AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240020 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 para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240020**. El solicitante solicita que el Condado de Riverside considere si recomienda la iniciación de GPA240020 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Comunidad Rural: Residencial de Densidad de Propiedad (RC:EDR) a Desarrollo Comunitario: Residencial de Densidad Media Alta (CD:MHDR) y Servicios Públicos (CD:PF), para permitir la presentación de un proyecto de implementación que consiste en una instalación educativa de aproximadamente 20.3 acres y un componente residencial de media alta densidad de aproximadamente 180 lotes residenciales unifamiliares independientes con un promedio de 7,500 pies cuadrados en 36.2 acres. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto en general cumple con las normas, políticas, hallazgos y otros requisitos aplicables si la enmienda general propuesta GPA240020 es iniciada por la Junta de Supervisores. La enmienda del Plan General se encuentra en los números de parcela: 283-150-016 y -048 & 283-170-018, -019, y -20. Este proyecto propuesto está ubicado: al norte de Lawson Road, al este de Lawson Road, al sur de la autopista I-15 en dirección sur, y al oeste de Temescal Canyon Road en el Segundo Distrito Supervision.

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 240020 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º 240020 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](mailto:KMASON@RIVCO.ORG).

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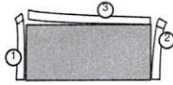
Si impugnas el tema anterior en la corte, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores durante, o antes de la audiencia 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](mailto:cob@rivco.org).

Fecha: 26 de noviembre de 2025

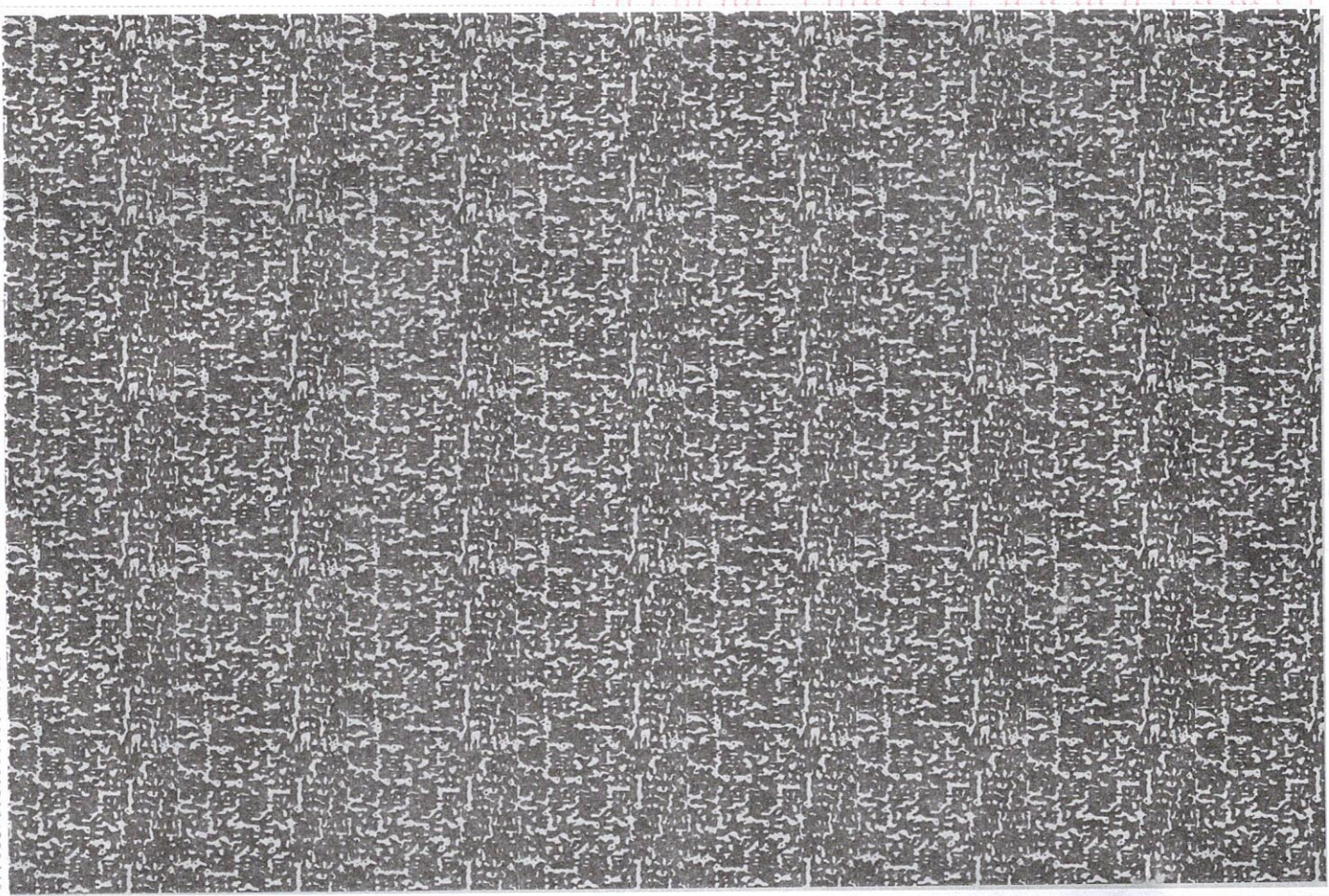
Kimberly A. Rector, secretaria de la Junta  
Por: Naomi Sicra, Asistente de la secretaria de la Junta



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