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

ITEM: 22.1
(ID # 29672)
MEETING DATE:
Tuesday, January 13, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – District 5. [Applicant Fees 100%]. (CONTINUED FROM DECEMBER 16, 2025 BOARD OF SUPERVISORS HEARING)

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047)**; and,

Continued on Page 2
ACTION:Policy

John Hildebrand, Planning Director 12/34/2025 Rania Odenbaugh, TLMA Director 1/7/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Perez 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. 240047 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Medina, Spiegel, Washington, and Perez
Nays:	None
Absent:	None
Recused:	Gutierrez
Date:	January 13, 2026
xc:	Planning

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

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

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047)** and requiring the applicant submit to the County the project within 6 months.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240047 (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on 6 parcel(s), totaling 84.46 gross acres, in order to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 0.5 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

The six (6) parcels are located south of Cherry Valley Blvd, north of Brookside Ave, east of Union St, and west of Nancy Ave.

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 (GPA240047) 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-GPA240047 is a proposal to change the Foundation Component Land Use Designation from Agricultural: Agricultural (AG:AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community

Development: Commercial Retail (CD:CR) to allow for development of a Tentative Tract Map (TTM) to subdivide properties into 0.5 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

The parcel is located in the Cherry Valley Policy area / overlay, within the Pass Area Plan.

If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of the development of a Tentative Tract Map (TTM) to subdivide properties into 0.5 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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 Low Density Residential (CD: LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per 0.5 acre.

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

Six (6) comments were received to date. Comments indicated concerns about traffic and wanting to keep the area as a rural community.

One comment was received after the close of the GPAC public hearing and as of the writing of this staff report. That comment indicated concerns about traffic and polluting the water table since this location is on septic service.

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

General Plan Advisory Committee Proceedings
A duly noticed public hearing to discuss FC-GPA240047 was held before the General Plan Advisory Committee on June 30, 2025. One comment was submitted before the General Plan Advisory Committee meeting. At the public hearing, the applicant presented their request for the

proposal, the Committee opened the hearing for public comments, and one member of the public provided public testimony.

Of the public comments received, one was against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited concerns with infrastructure and traffic on Cherry Valley Blvd and Nancy Avenue, the neighboring school, maintaining the 1-acre minimum rural area, and water management.

The Committee discussed the foundational change. Issues that were discussed included lot sizes, traffic conditions, and rural concerns. Only the 2nd District of the Committee was present. The final result of the Committee's discussion of the initiation is provided below.

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240047 was held before the Planning Commission on August 06, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Five (5) members of the public provided public testimony.

Of the public comments received, five (5) were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA generally opposed the project without any specified concerns. Similarly, the comments in support of the initiation did not specify any objective comments.

The Committee discussed the foundational change. Issues that were discussed included concerns about traffic, staying with a rural lifestyle, water management, and wildlife in the area. The final result of the Planning Commission's discussion of the initiation is provided below.

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

Impact on Residents and Businesses

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
Crystal Carrillo, Senior Management Analyst 1/8/2026

Braden Holly
Braden Holly, Deputy County Counsel IV 12/31/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

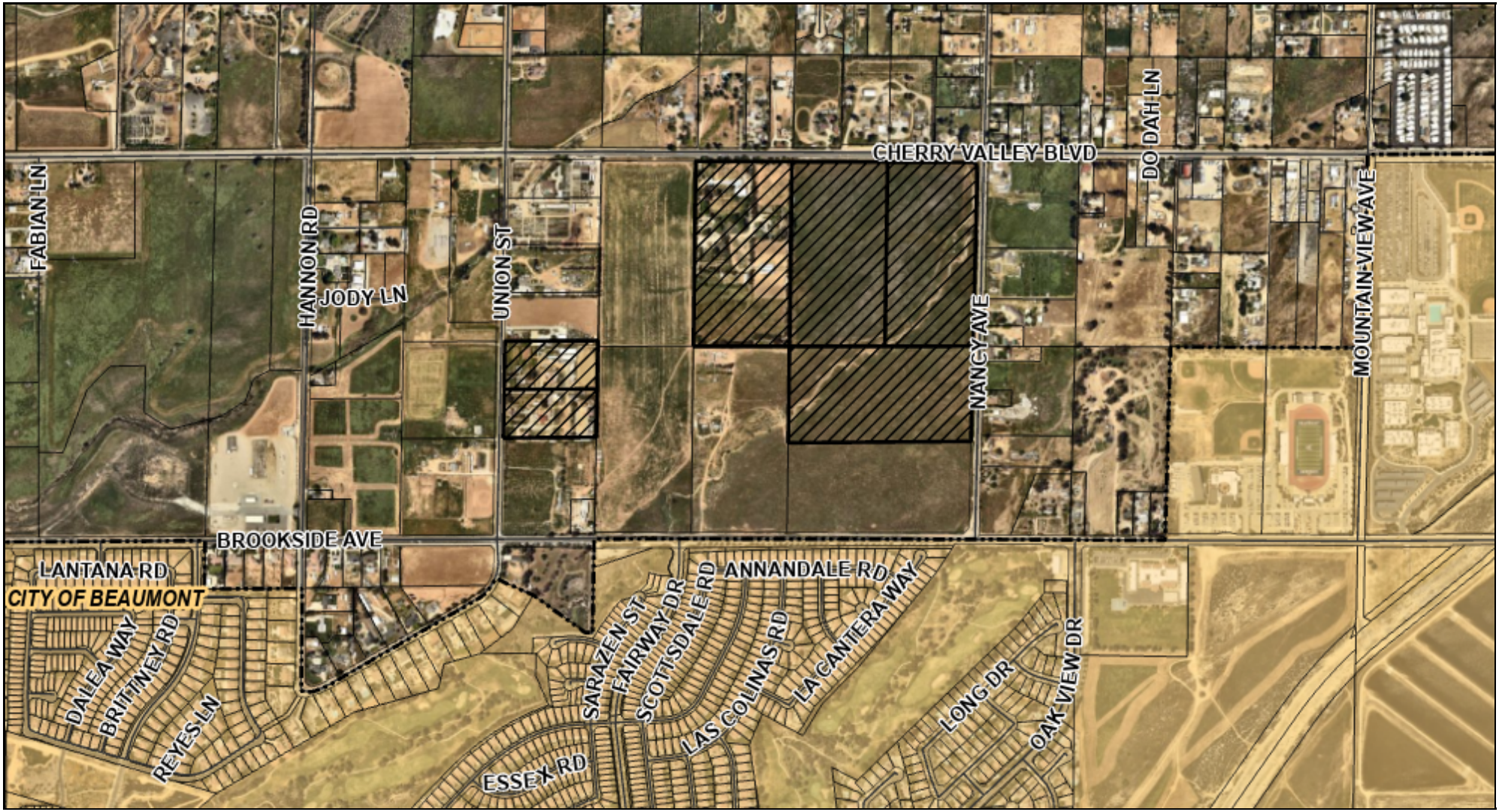
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 10-23-2025



Zoning Area/District: CHERRY VALLEY

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

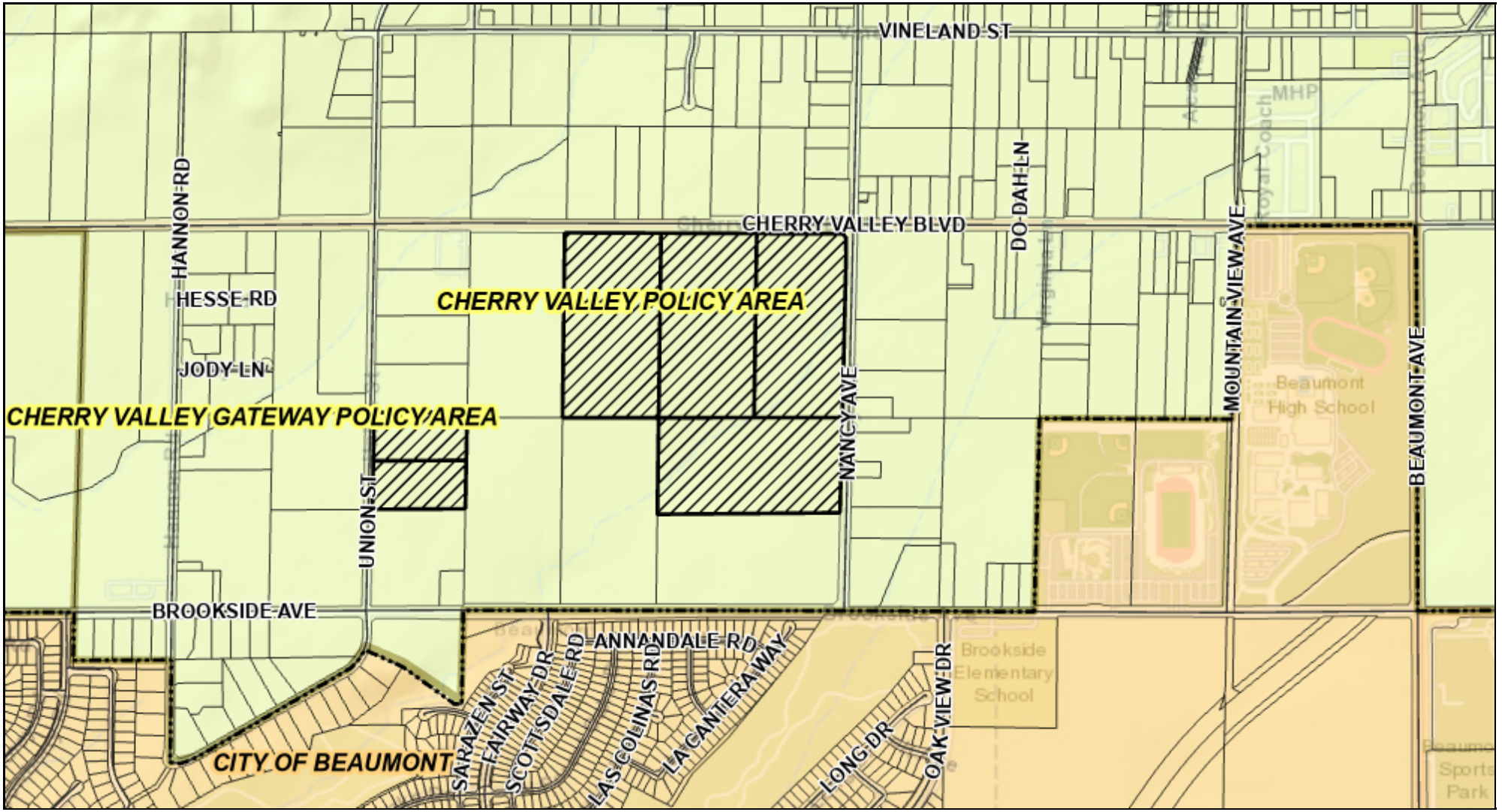
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 10-23-2025

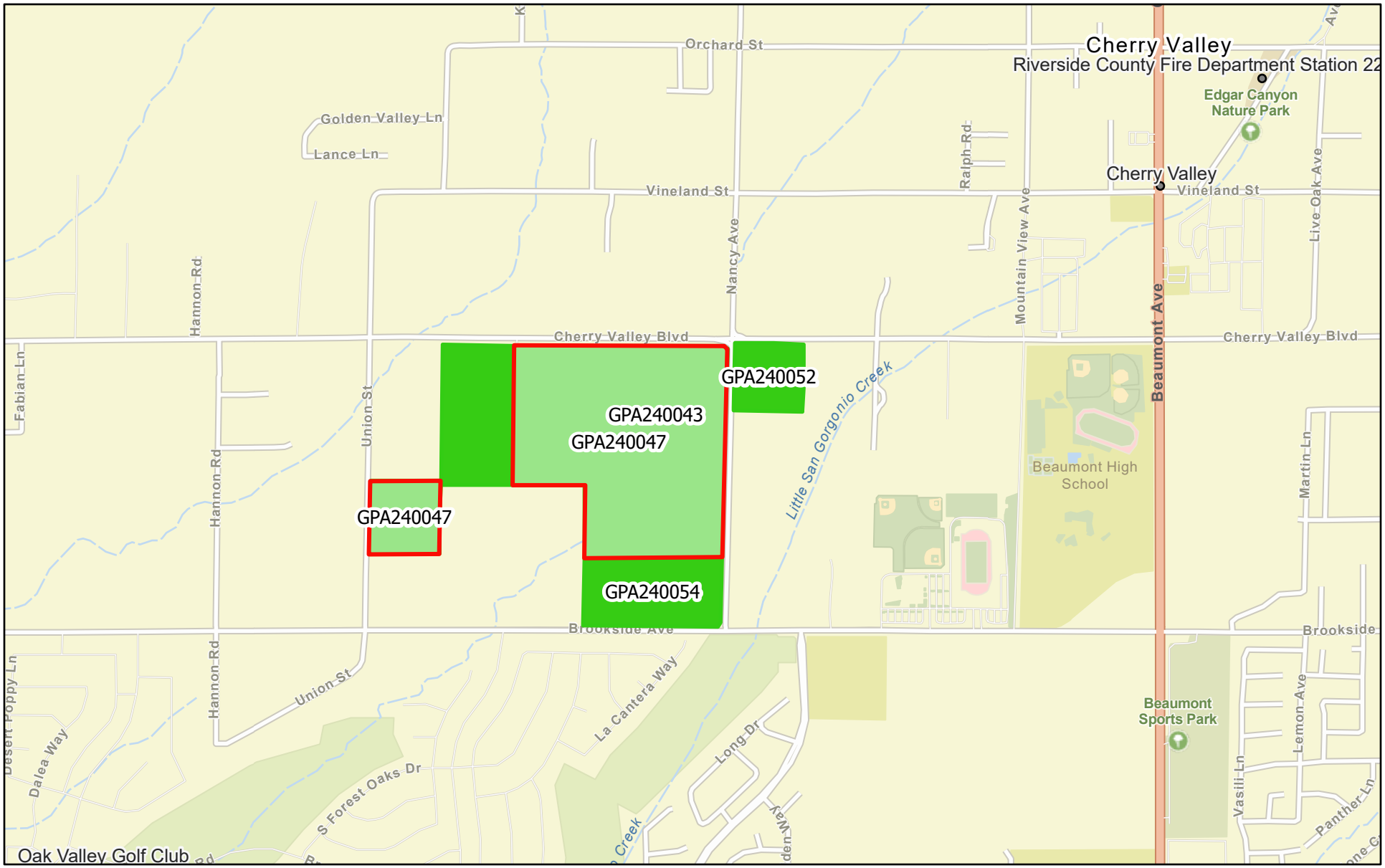


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Foundation Component GPA Cycle Map



10-23-2025, 2:28:39 PM

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

Withdrawn

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

TLMA - Planning

Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA,

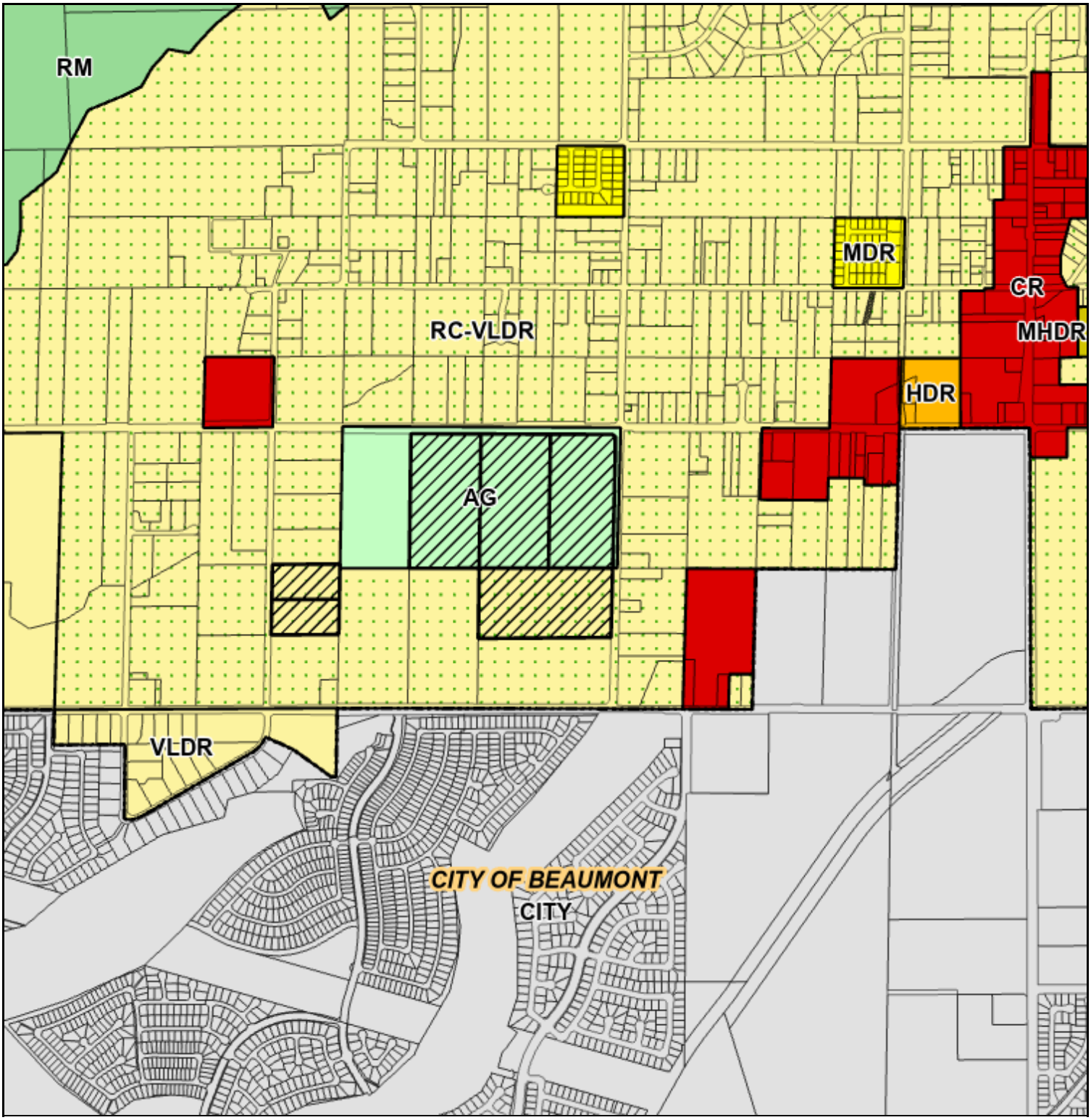
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 10-23-2025
Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

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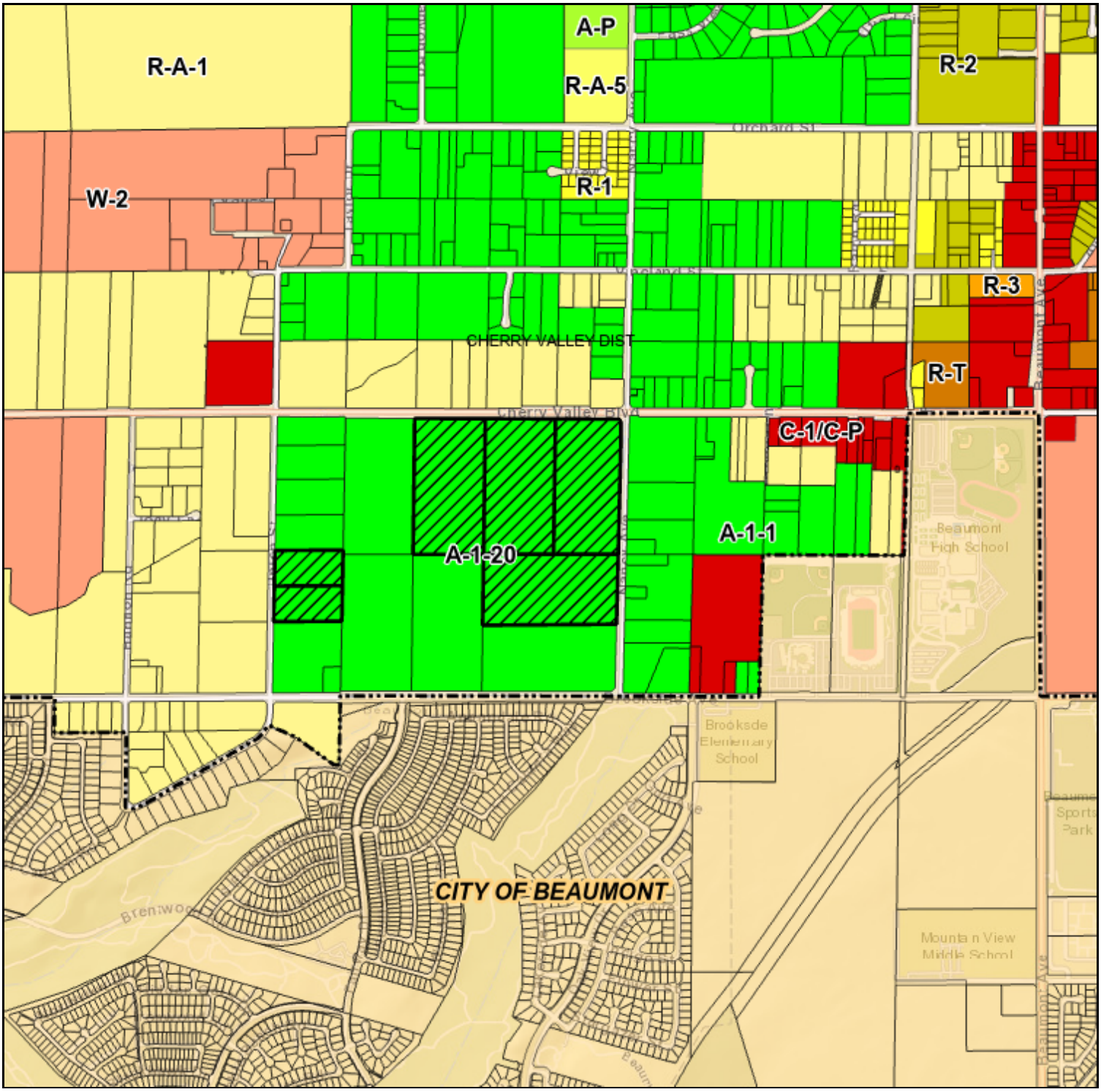
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 10-23-2025
Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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0 1000 2000 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 405-250-010, 405-250-005, and 407-160-006

I, Candice Hughes certify that on October 27, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

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

NAME: Candice Hughes SIGNATURE: Candice Hughes

TITLE: Principal Planner

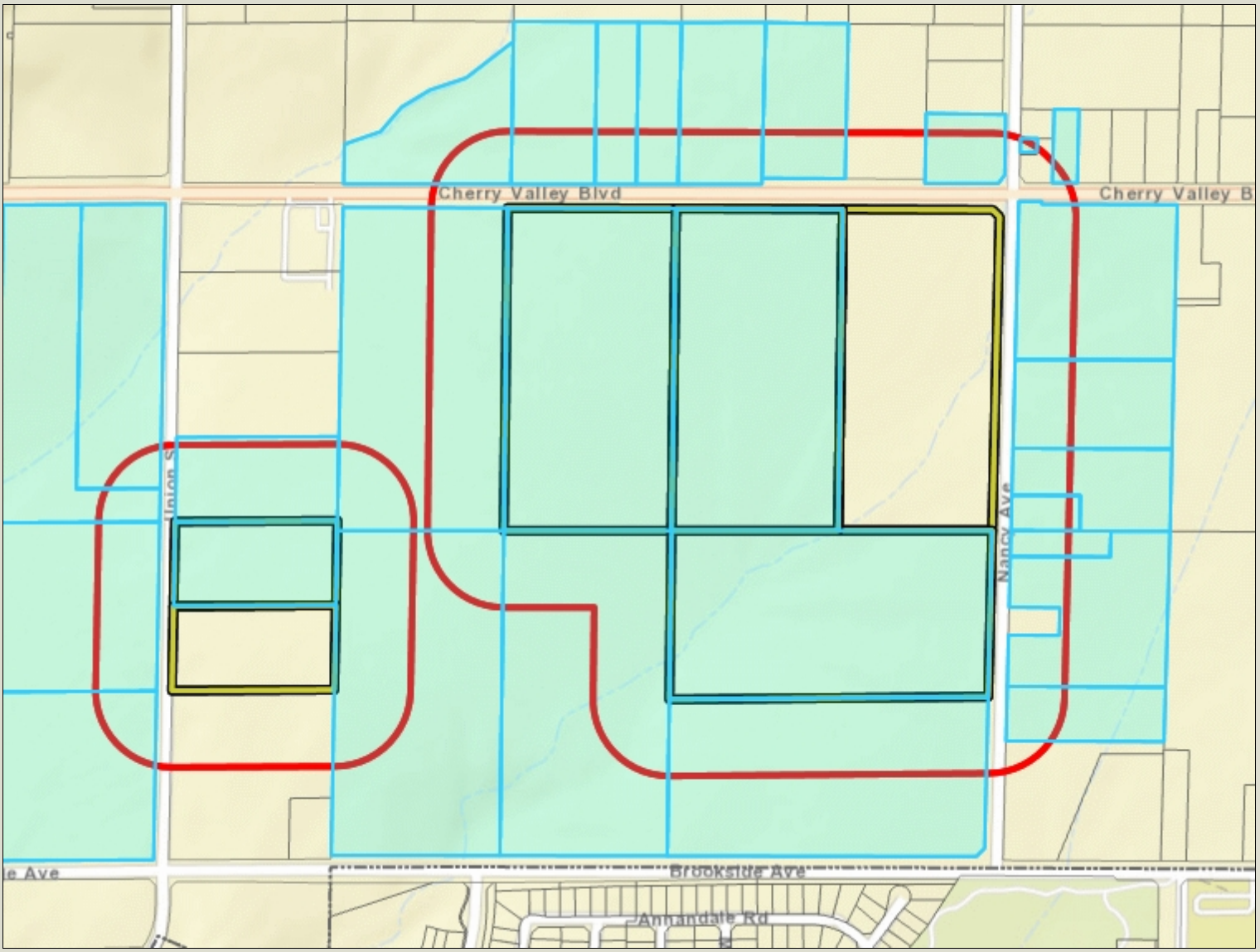
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

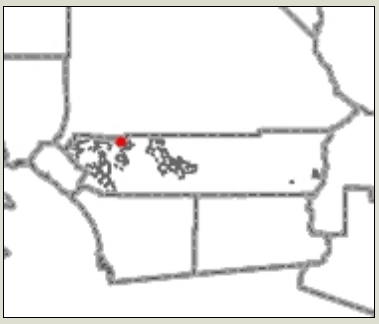
PHONE: (951) 955-1639

EMAIL: chughes@rivco.org

Riverside County GIS Mailing Labels

GPA240047





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 752 1,505 Feet

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

REPORT PRINTED ON... 10/27/2025 11:29:03 AM

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405110021
CLAUDIA JEAN NEWMAN
10498 NANCY AVE
BEAUMONT CA 92223

405110026
WILLIAM M. SIMPSON
245 N LITCHFIELD RD 142
GOODYEAR AZ 85338

405150002
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405150004
BJORN V. STAVNESS
9657 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

405150006
E WAYNE SIMMONS
PO BOX 848
CALIMESA CA 92320

405170010
BAKHTIARI NASSER LIVING TRUST DTD 5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

405220001
CONSTANTINO OROZCO
10778 NANCY AVE
BEAUMONT CA 92223

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008

10891 UNION ST
BEAUMONT CA 92223

407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST 5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024

LEGEND

- Very Low Density Res.
- Low Density Res.
- Medium Density Res.
- Commercial Retail
- Agriculture
- Public Facilities
- County Limits
- Project Boundary

Vineland St

Cherry Valley Blvd

Brookside Ave

Hannon Ave

Union St

Nancy Ave

CD:MDR

RC:VLDR

RC:VLDR

CR

CR

CR

VLDR

RC:VLDR

AG

RC:VLDR

CR

PF
Beaumont HS

VLDR

SFR

Riverside County
City of Beaumont

SFR

PF
Brookside
Elementary

SFR

West Coast
ENTITLEMENT

LEGEND

- Very Low Density Res.
- Low Density Res.
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Vineland St

Cherry Valley Blvd

Brookside Ave

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CD:VDR

RC:VLDR

RC:VLDR

CR

CR

VLDR

RC:VLDR

AG

CR

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Riverside County
City of Beaumont

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West Coast
ENTITLEMENT

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- Very Low Density Res.
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Vineland St

Cherry Valley Blvd

Brookside Ave

Hannon Ave

Union St

Nancy Ave

CD:MDR

RC:VLDR

RC:VLDR

RC:VLDR

CR

CR

CR

CR

CR

CR

CD:LDR

CD:LDR

VLDR

RC:VLDR

VLDR

PF
Beaumont HS

PF
Brookside Elementary

SFR

SFR

SFR

Riverside County

City of Beaumont

West Coast ENTITLEMENT

FCGPA Areas

Existing School

Sunny-Cal SP

Solera SP

Noble Creek SP

Oak Valley SP

Summerwind SP

N

Regional Connection

7,000 - 20,000 SF

20,000 SF

4,200 - 7,200 SF

4,000 - 7,000 SF

6,000 - 15,000 SF

5,000 - 10,000 SF

INTERSTATE 10

Cherry Valley Blvd

Beaumont Ave

Oak Valley Pkwy

West Coast ENTITLEMENT

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.2
(ID # 28154)
MEETING DATE:
Monday, June 30, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514 or email at elincoln@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240047
Environmental Type:	Exemption
Area Plan No.	The Pass
Zoning Area/District:	Cherry Valley District
Supervisorial District:	Fifth District
Project Planner:	Edward Lincoln
Project APN(s):	407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010
Continued From:	

John Hildebrand, Planning Director 6/24/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very

Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on six (6) parcels, totaling 84.46 gross acres.

The six (6) parcels are located north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240047 (GPA240047).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) and Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Low Density Residential (CD: LDR) and Commercial Retail (CD: CR)
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR)
West:	Very Low Density Residential (RC: VLDR) and Agriculture (AG: AG)
Existing Zoning Classification:	A-1 (Light Agriculture)

Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1 (Light Agriculture) and R-A (Residential Agriculture)
East:	A-1 (Light Agriculture)
South:	A-1 (Light Agriculture)
West:	R-A (Residential Agriculture)
Existing Use:	Empty Fields, Farm
Surrounding Uses	
North:	Residential and Farming
South:	Empty Fields
East:	Farmland
West:	Farmland

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152 and 27
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – San Gorgonio Pass No. 6 Map No. 721
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community:	No

PROJECT LOCATION MAP

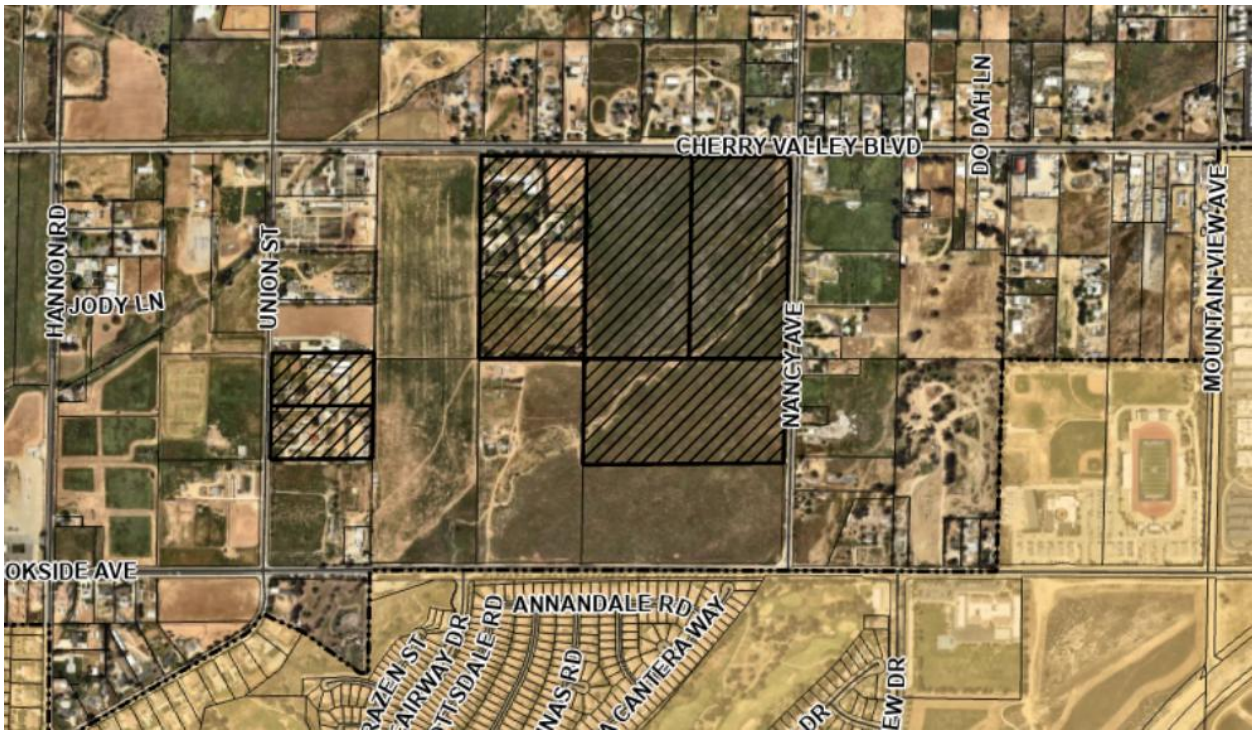


Figure 1. Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240047) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240047 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR). The parcels are in the Cherry Valley Policy Area.

If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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 Low Density Residential (CD: LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

The proposed Commercial Retail (CD: CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

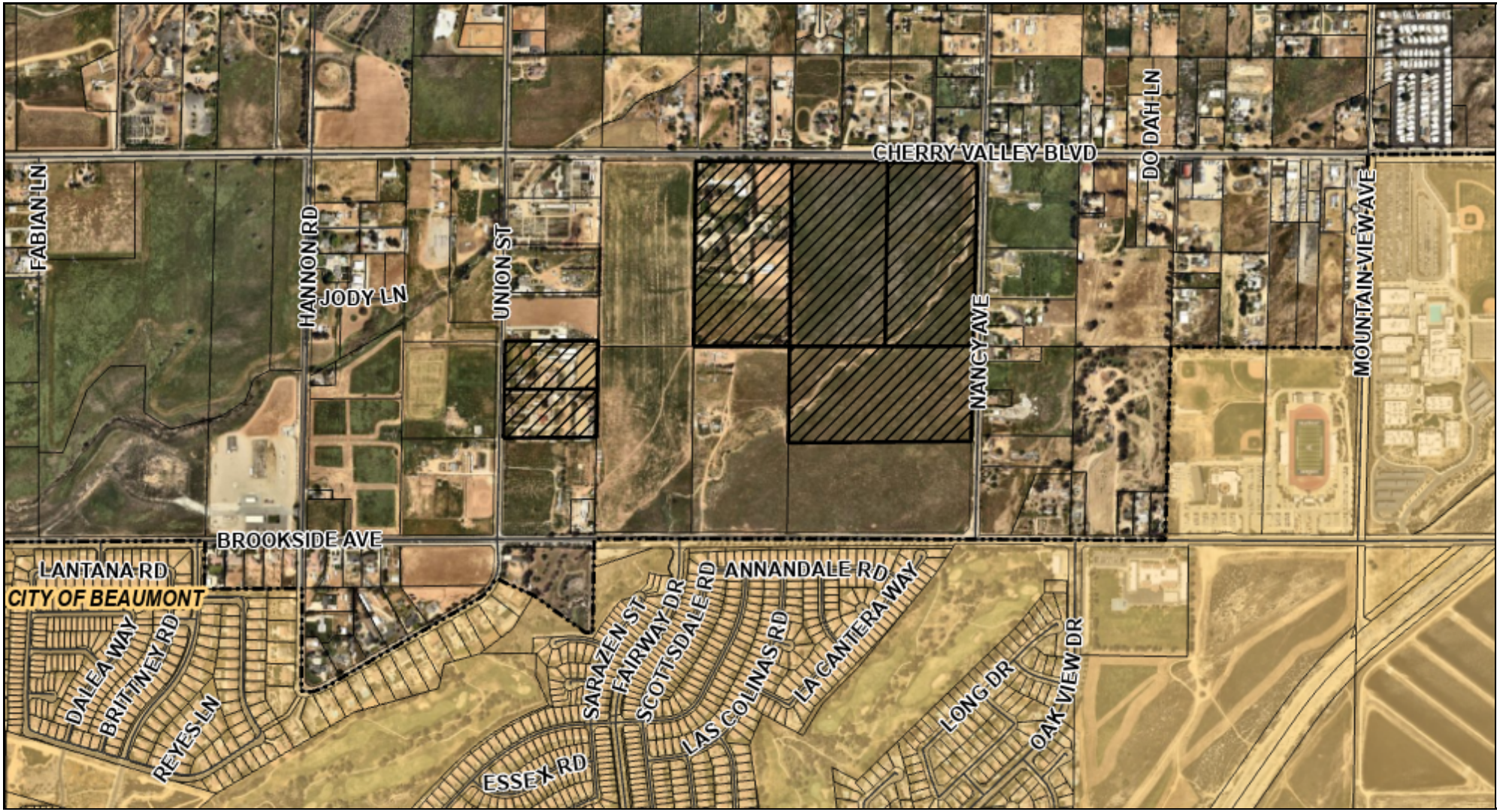
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 5-15-2025



Zoning Area/District: CHERRY VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

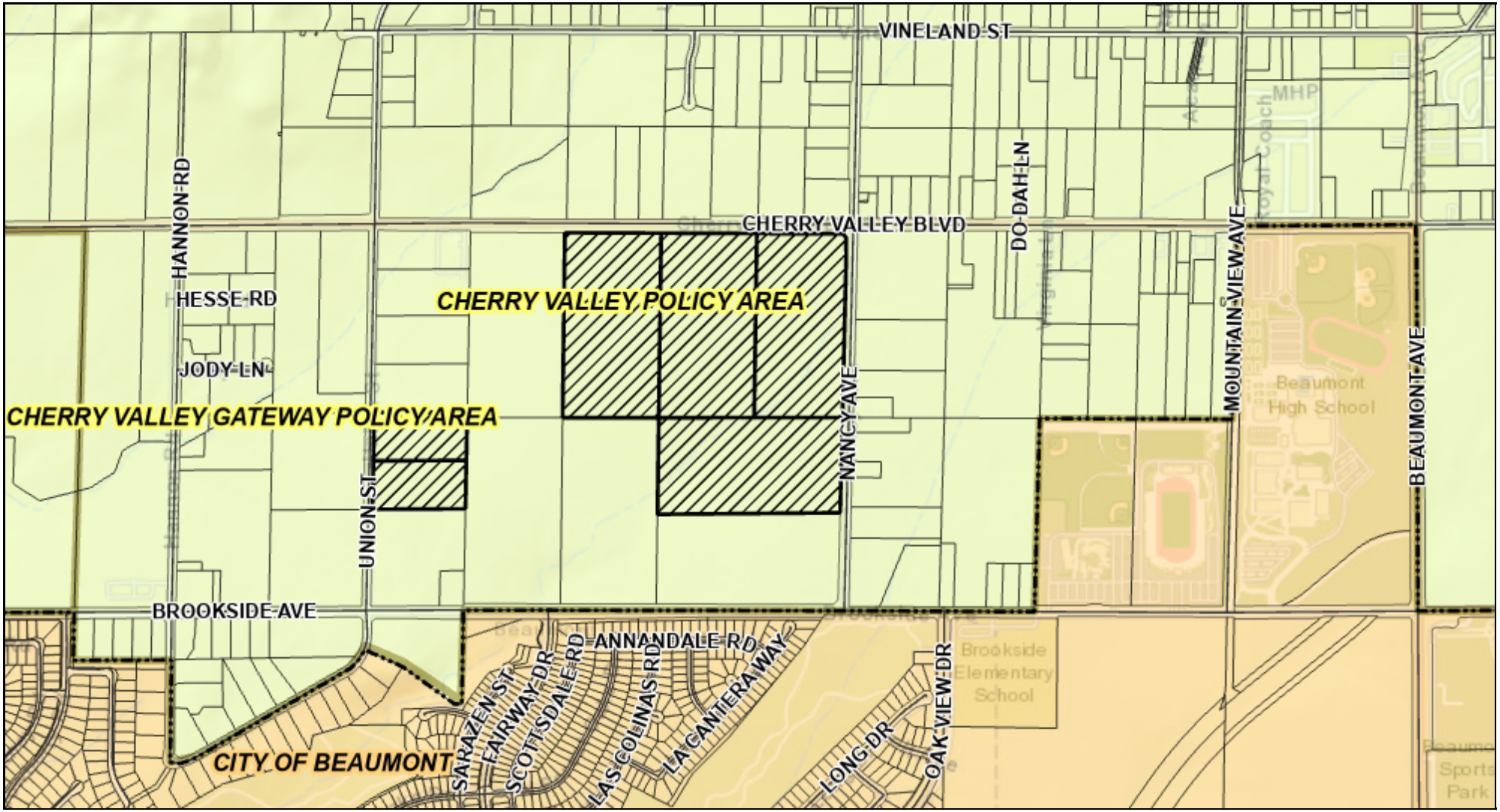
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 6-10-2025

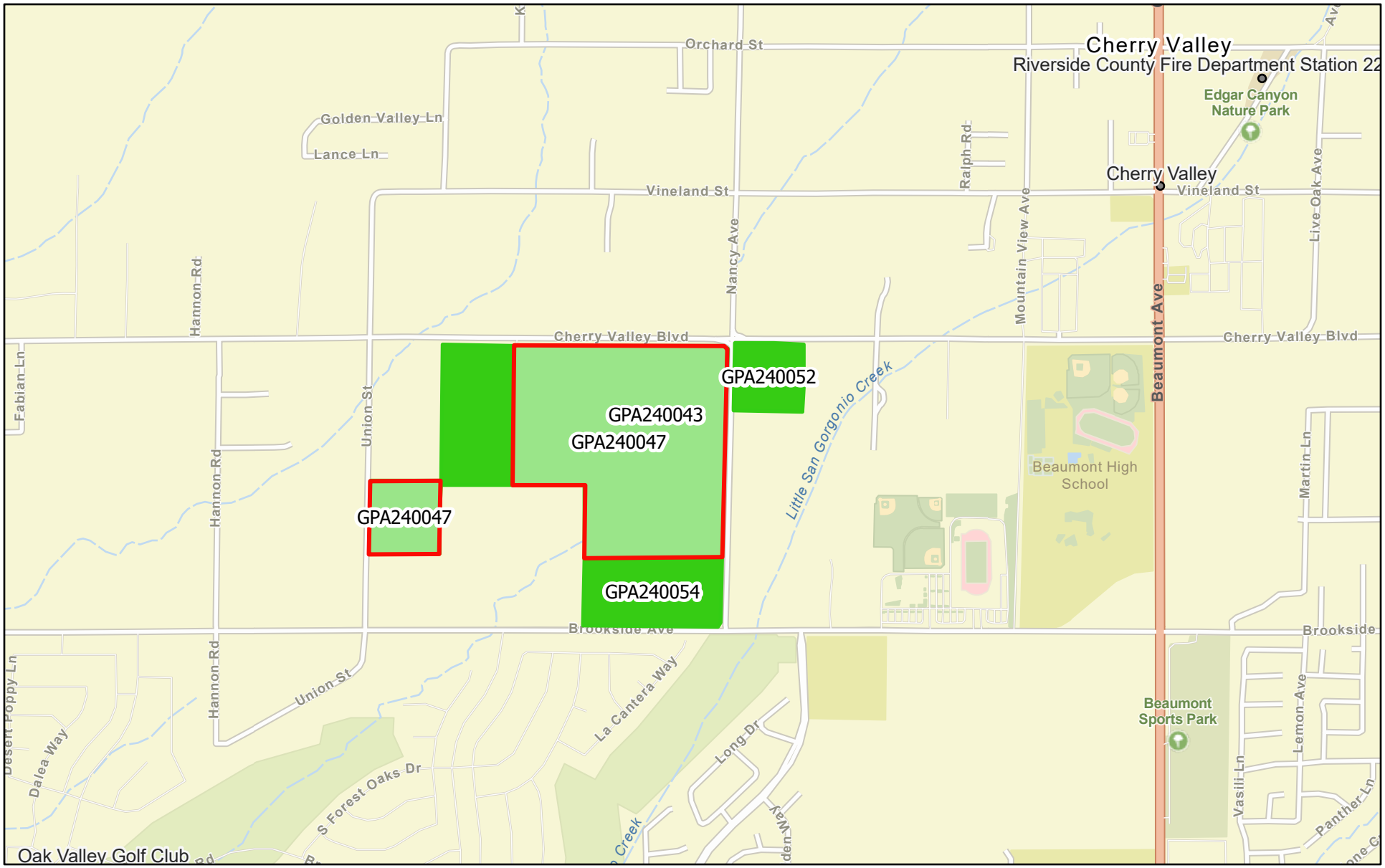


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Foundation Component GPA Cycle Map



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0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

Withdrawn

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

TLMA - Planning

Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA,

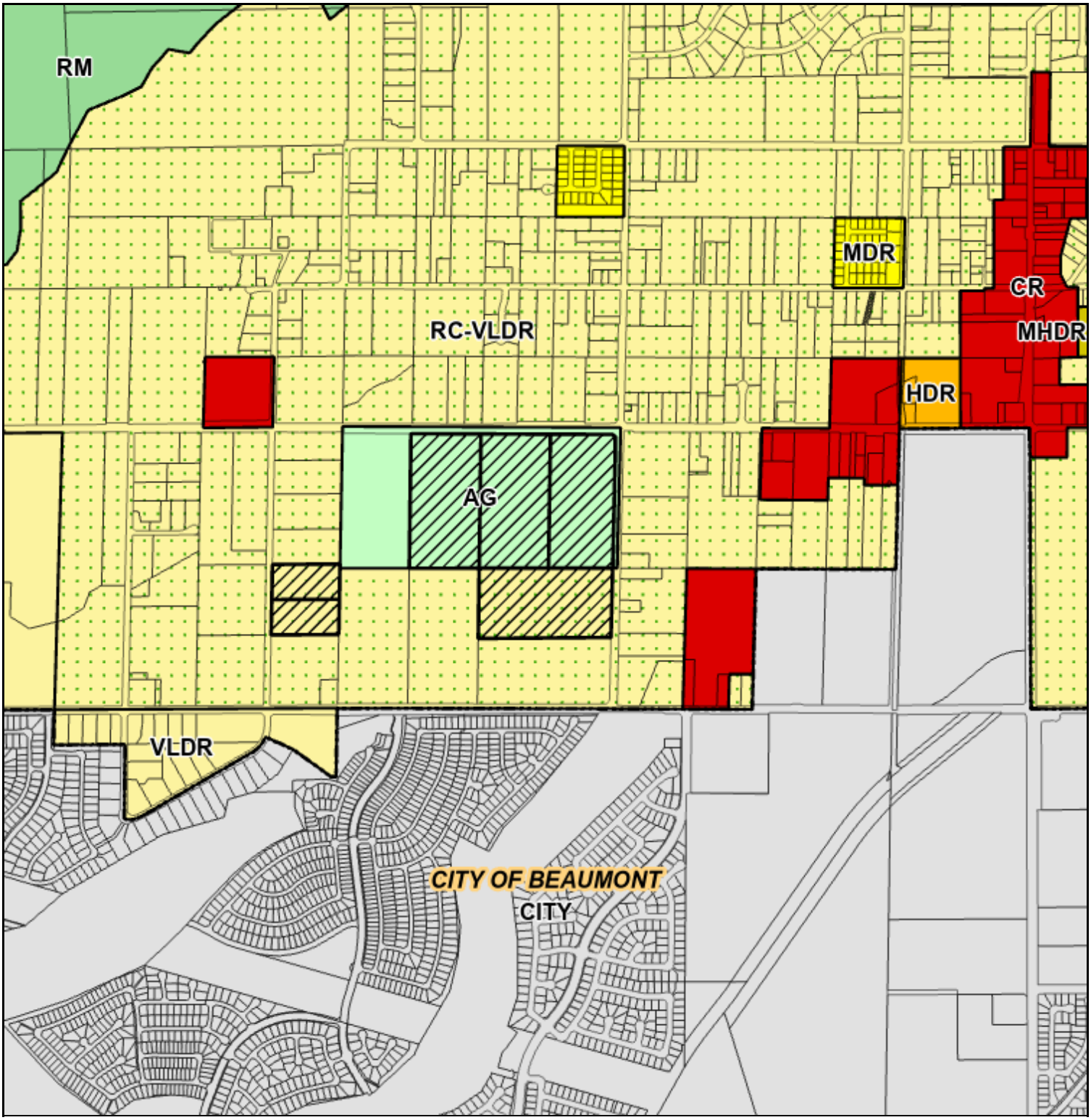
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 6-10-2025
Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

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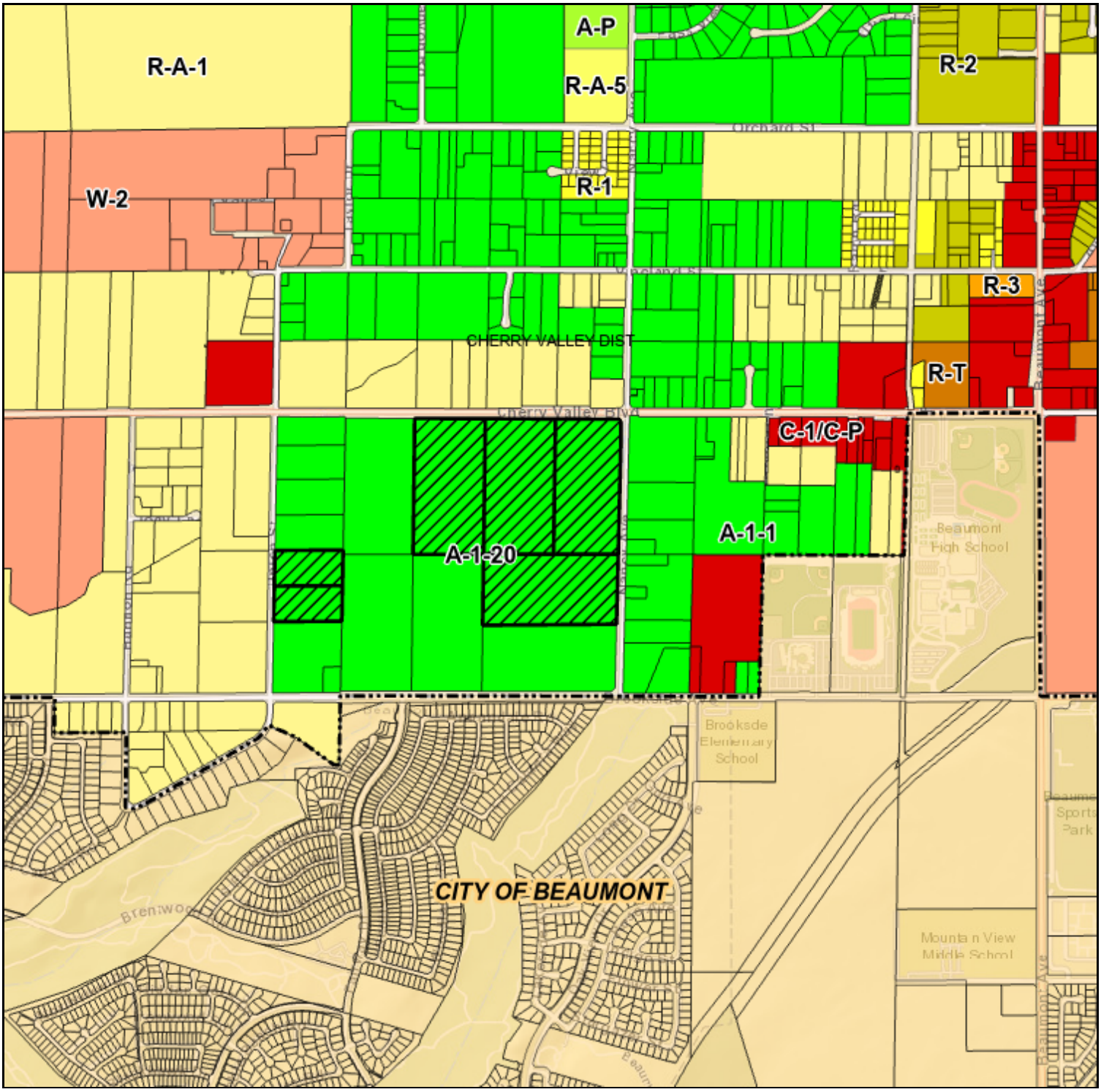
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 6-10-2025
Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010

I, Edward Lincoln certify that on June 11, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

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

NAME: Edward Lincoln SIGNATURE: Edward Lincoln

TITLE: Associate Planner

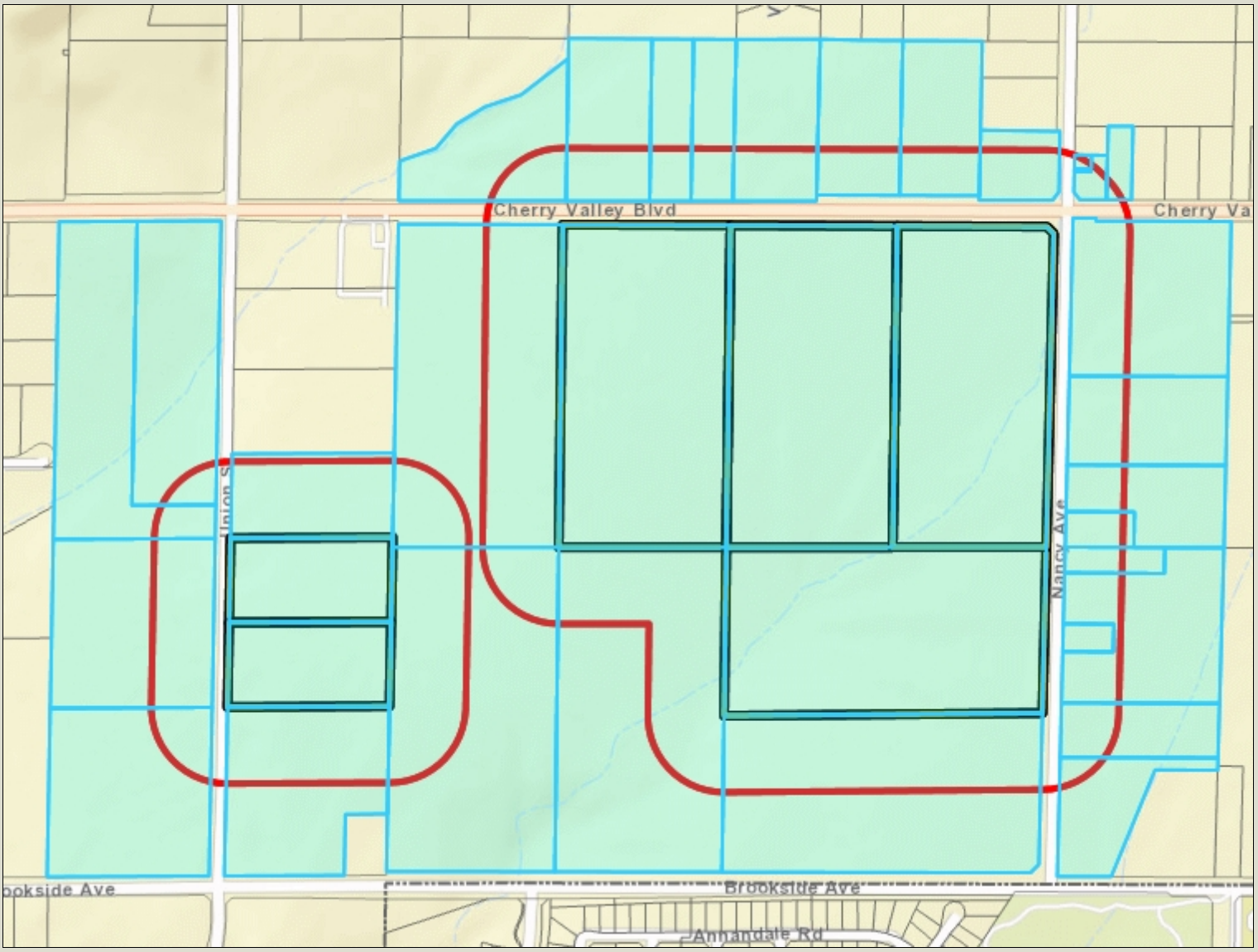
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

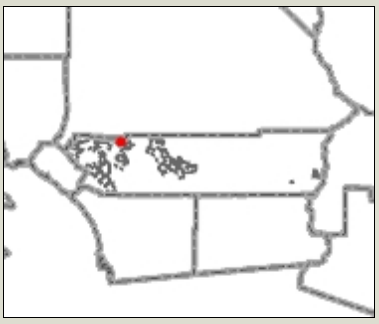
PHONE: (951) 955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240047





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

300 Foot Radius

0 752 1,505 Feet

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

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405110021
CLAUDIA JEAN NEWMAN
10498 NANCY AVE
BEAUMONT CA 92223

405110026
WILLIAM M. SIMPSON
245 N LITCHFIELD RD 142
GOODYEAR AZ 85338

405150002
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405150004
BJORN V. STAVNESS
9657 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

405150006
KIM E. MAJESKE
38278 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

405170010
BAKHTIARI NASSER LIVING TRUST DTD 5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

405220001
CONSTANTINO OROZCO
10778 NANCY AVE
BEAUMONT CA 92223

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008
DONNA L SPENCER BURING
73280 EL PASCO NO 5
PALM DESERT CA 92260

407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST 5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024

LEGEND

- Very Low Density Res.
- Low Density Res.
- Medium Density Res.
- Commercial Retail
- Agriculture
- Public Facilities
- County Limits
- Project Boundary

Vineland St

Cherry Valley Blvd

Brookside Ave

Hannon Ave

Union St

Nancy Ave

CD:MDR

RC:VLDR

RC:VLDR

CR

CR

VLDR

RC:VLDR

CR

CD:LDR

CR

CR

RC:VLDR

CR

PF
Beaumont HS

VLDR

SFR

Riverside County
City of Beaumont

SFR

PF
Brookside Elementary

SFR

West Coast ENTITLEMENT

Ronda Dinkins 06/25/2025

10756 Nancy Ave.

Cherry Valley, Ca. 92223

951(533-8161)

Re: Plan Amendment No. 240047

To: Edward Lincoln

This letter is in regards to the proposed changes to the zoning of this property. Cherry Valley needs to stay with the one-acre parcels. Changing it to allow more housing and commercial ventures changes the way of life we bought into years ago.

The traffic is already horrendous due to the proximity of three schools. We are currently on septic service in this location and don't need to pollute the water table with more residents. Beaumont will try to annex all the property so they can add sewer service and then we lose another piece of Cherry Valley.

Please save our community.

Thank you

Ronda Dinkins

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 28446)
MEETING DATE:
Wednesday, August 06, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: North of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue – 84.46 Gross Acres – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD:CR), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors – APN(s): 407-160-005, 407-160-006, 405-250-005, 405- 250-006, 405-250-007, and 405-250-010 – Project Planner: Edward Lincoln (951) 955-8514, or email at elincoln@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240047
Environmental Type:	Exemption
Area Plan No.	The Pass
Zoning Area/District:	Cherry Valley District
Supervisorial District:	Fifth District
Project Planner:	Edward Lincoln
Project APN(s):	407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010
Continued From:	

John Hildebrand, Planning Director 7/30/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on six (6) parcels, totaling 84.46 gross acres.

The six (6) parcels are located north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) and Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Low Density Residential (CD: LDR) and Commercial Retail (CD: CR)
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR)
West:	Very Low Density Residential (RC: VLDR) and Agriculture (AG: AG)

Existing Zoning Classification:	A-1 (Light Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1 (Light Agriculture) and R-A (Residential Agriculture)
East:	A-1 (Light Agriculture)
South:	A-1 (Light Agriculture)
West:	R-A (Residential Agriculture)
Existing Use:	Empty Fields, Farm
Surrounding Uses	
North:	Residential and Farming
South:	Empty Fields
East:	Farmland
West:	Farmland

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152 and 27
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – San Gorgonio Pass No. 6 Map No. 721
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community:	No

PROJECT LOCATION MAP

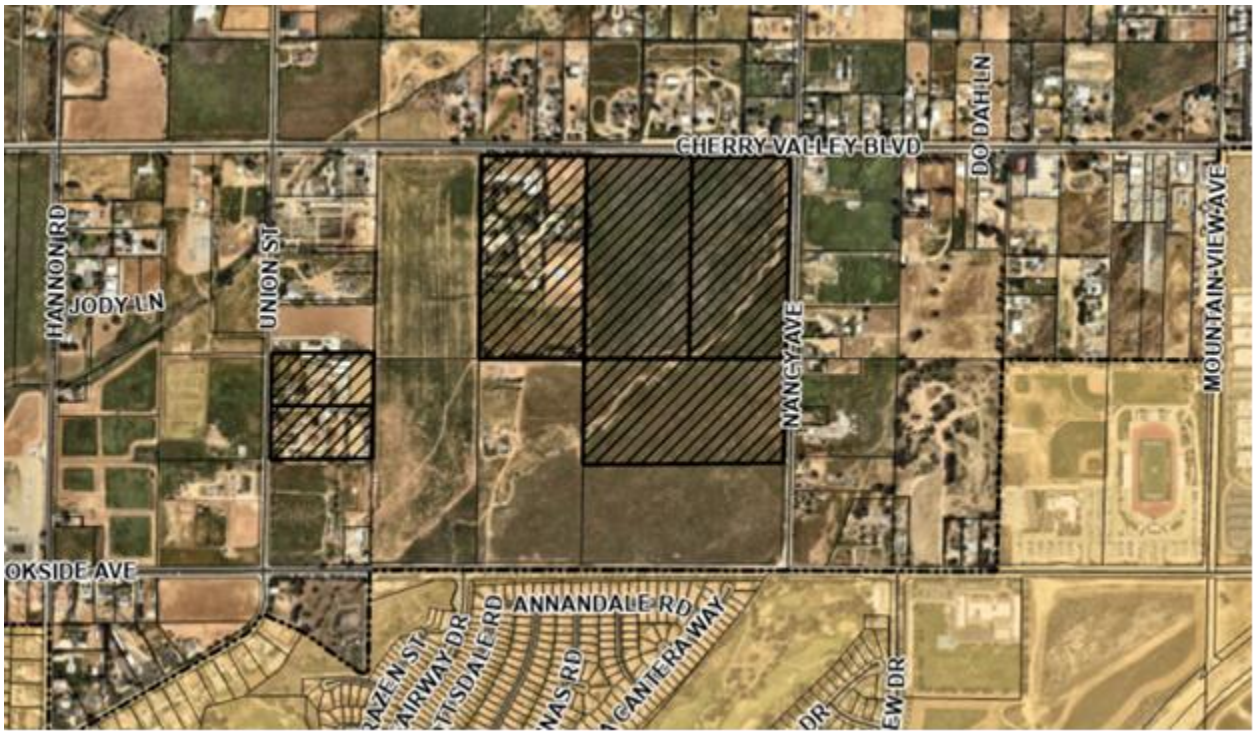


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

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-GPA240047 was held before the General Plan Advisory Committee on June 30, 2025. One (1) comment was submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and 1 (one) member of the public provided public testimony.

Of the public comments received, 1 (one) was against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited the lots being too small, traffic, rural way of life, possible annexation to Beaumont, and the proposed retail.

The Committee discussed the project. Issues that were discussed included the rural lifestyle and the ongoing demand for housing.

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

Support: 2nd District
Against: N/A
Neutral: N/A
Not Present: 3rd and 5th District
Abstain: N/A

ATTACHMENTS

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Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – Applicant's Exhibits
Exhibit F – GPAC Package

RIVERSIDE COUNTY PLANNING DEPARTMENT

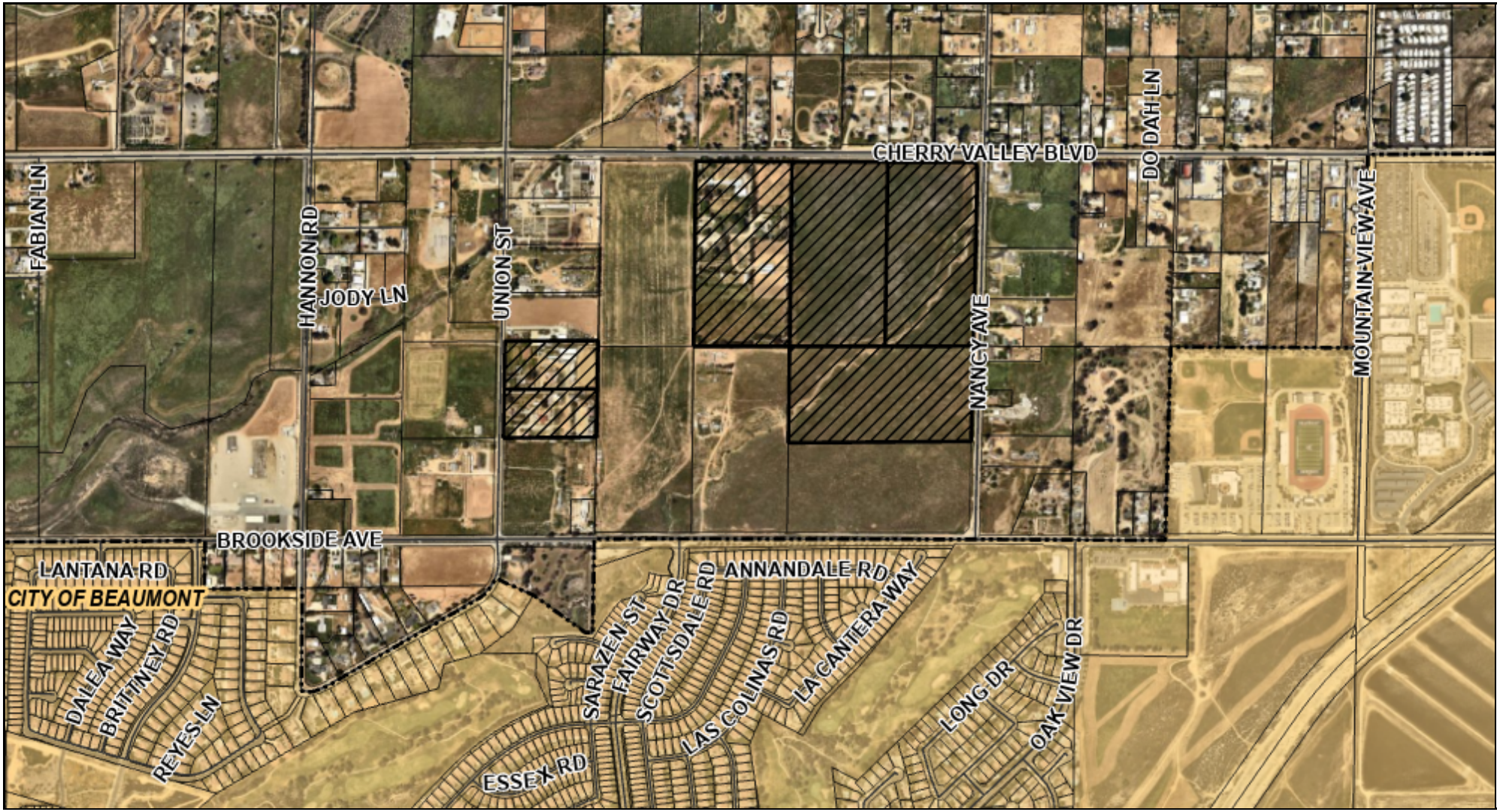
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 5-15-2025



Zoning Area/District: CHERRY VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

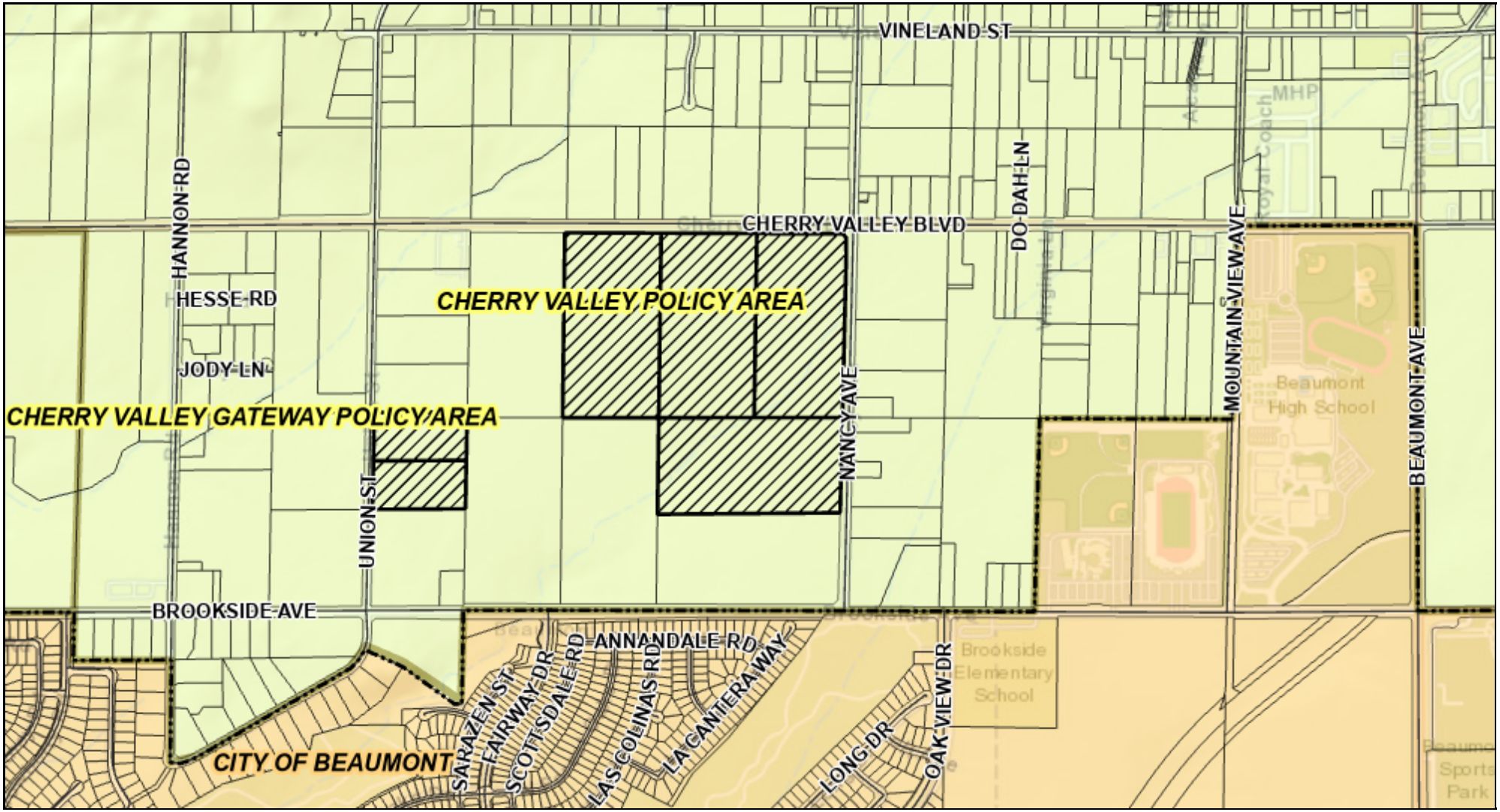
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 6-10-2025

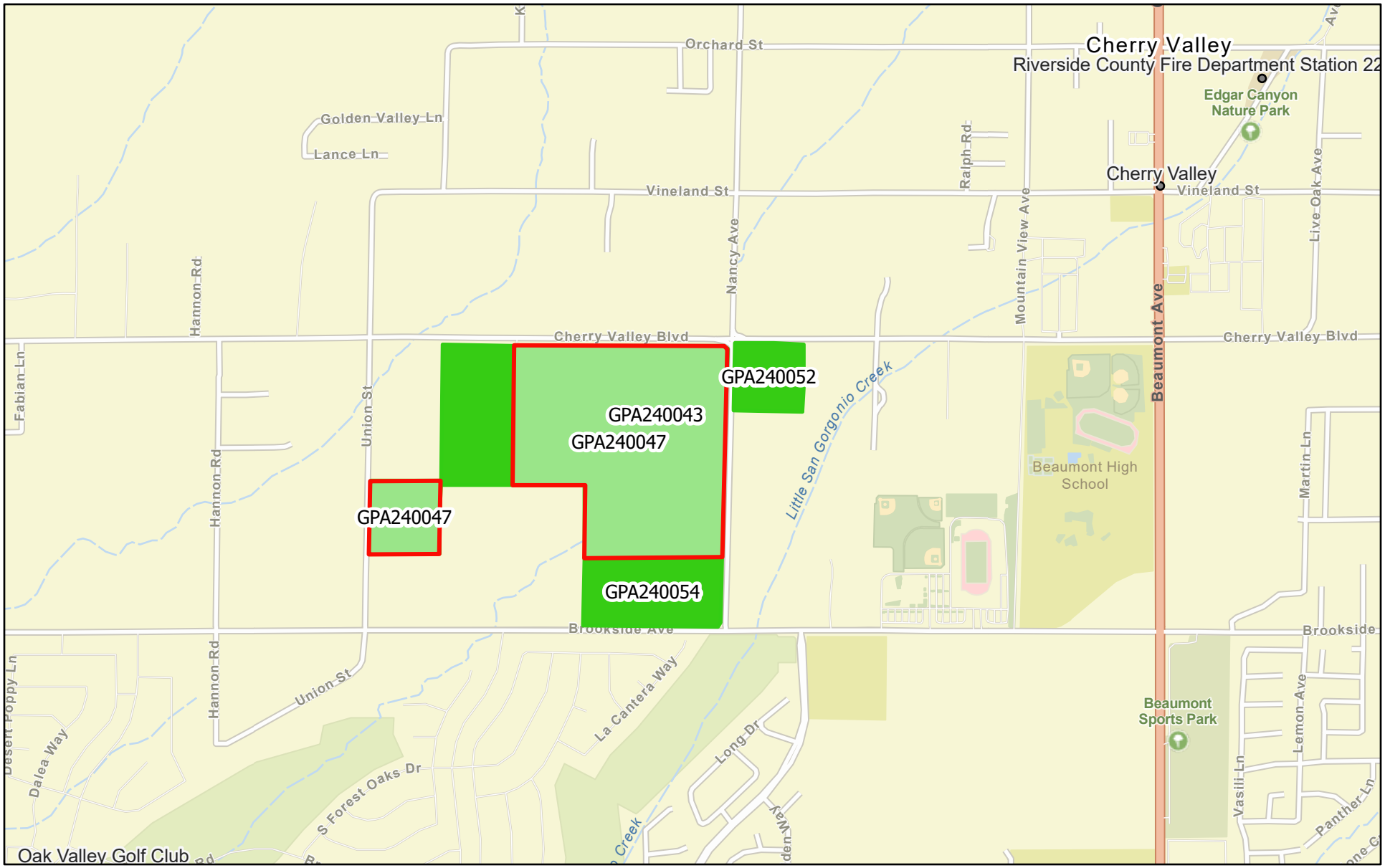


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0 1000 2000 ft

Foundation Component GPA Cycle Map



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0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

Withdrawn

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

TLMA - Planning

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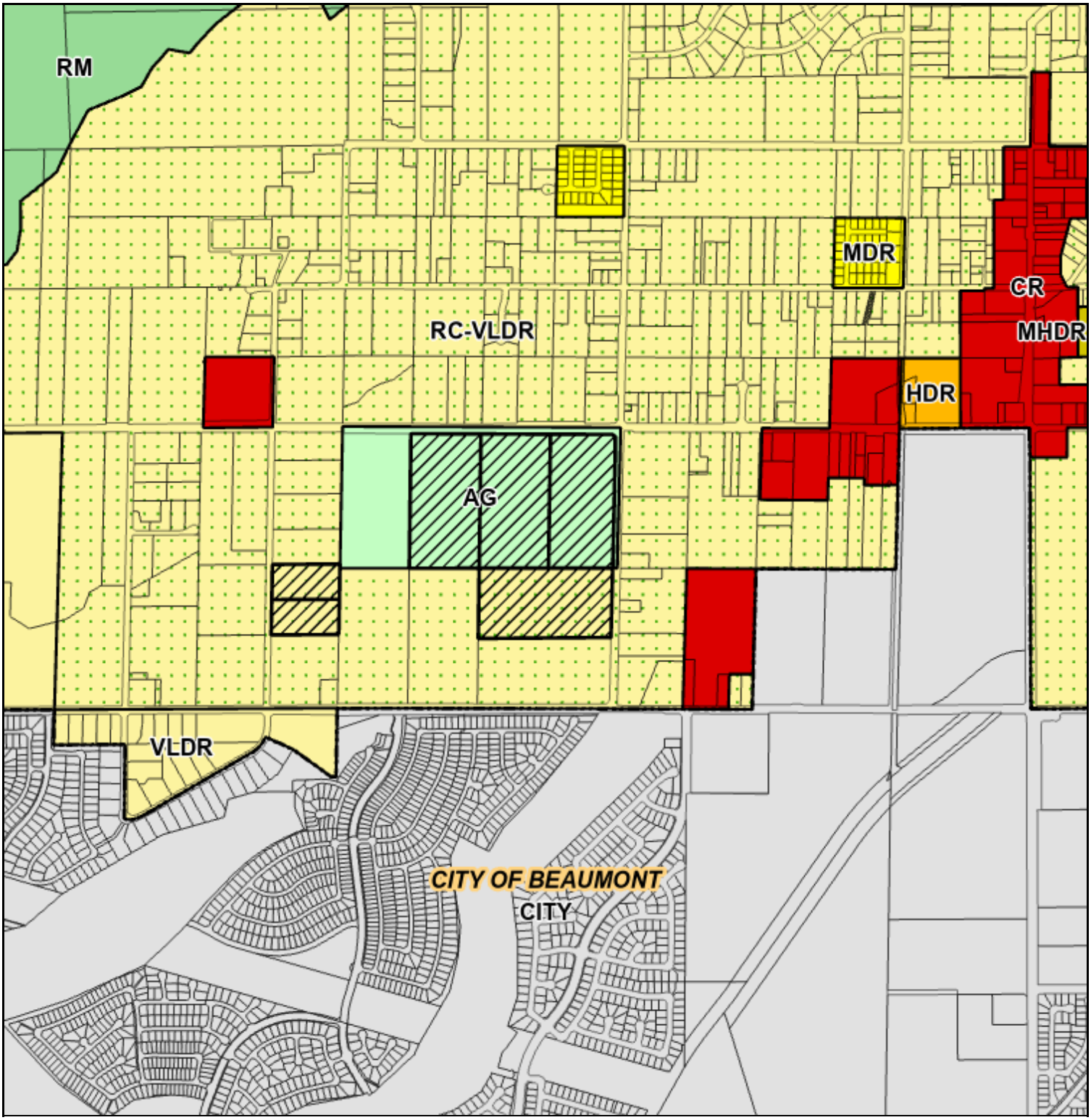
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 6-10-2025
Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

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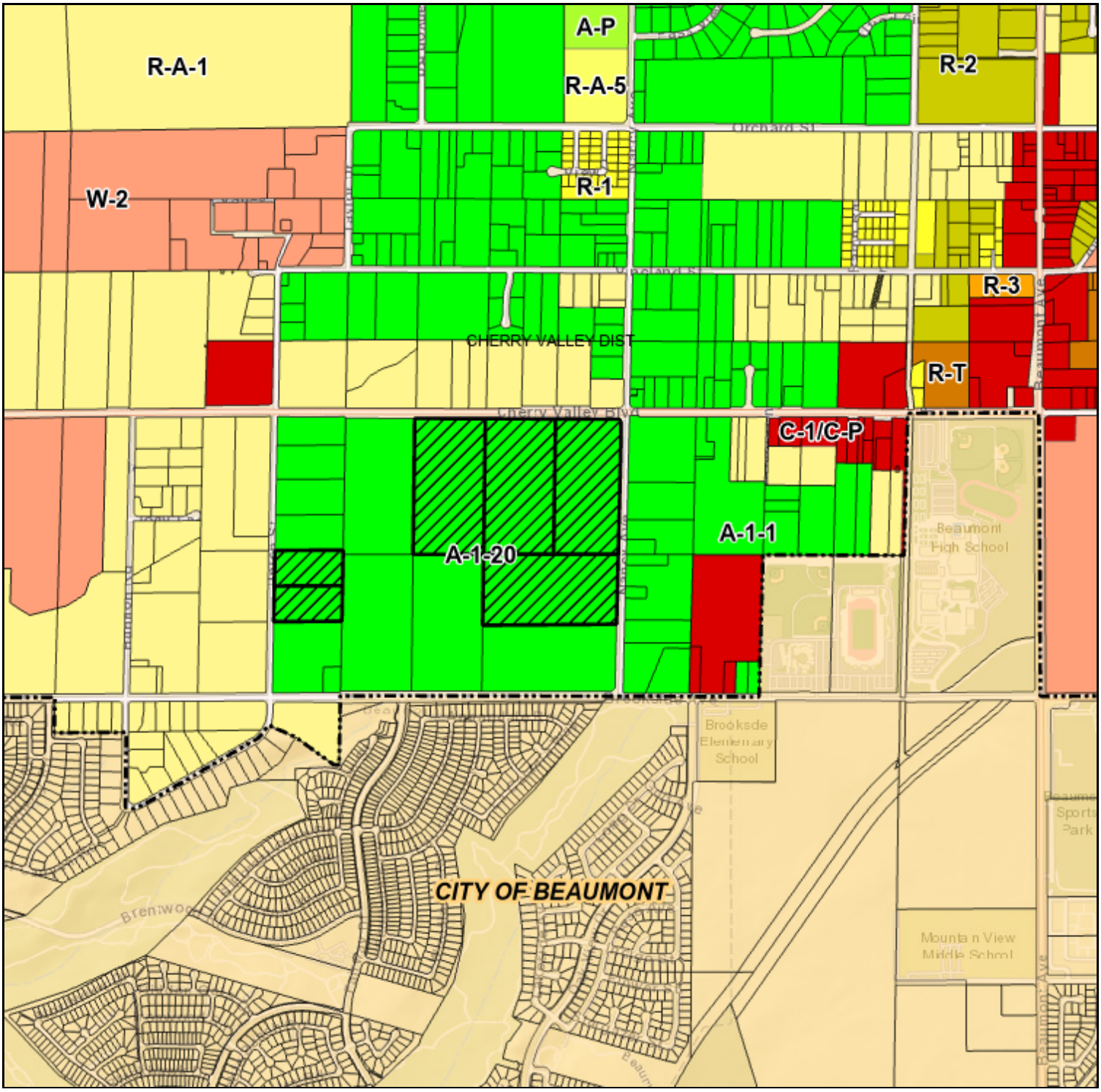
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 6-10-2025
Exhibit: 2



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010

I, Edward Lincoln certify that on June 11, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

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

NAME: Edward Lincoln SIGNATURE: Edward Lincoln

TITLE: Associate Planner

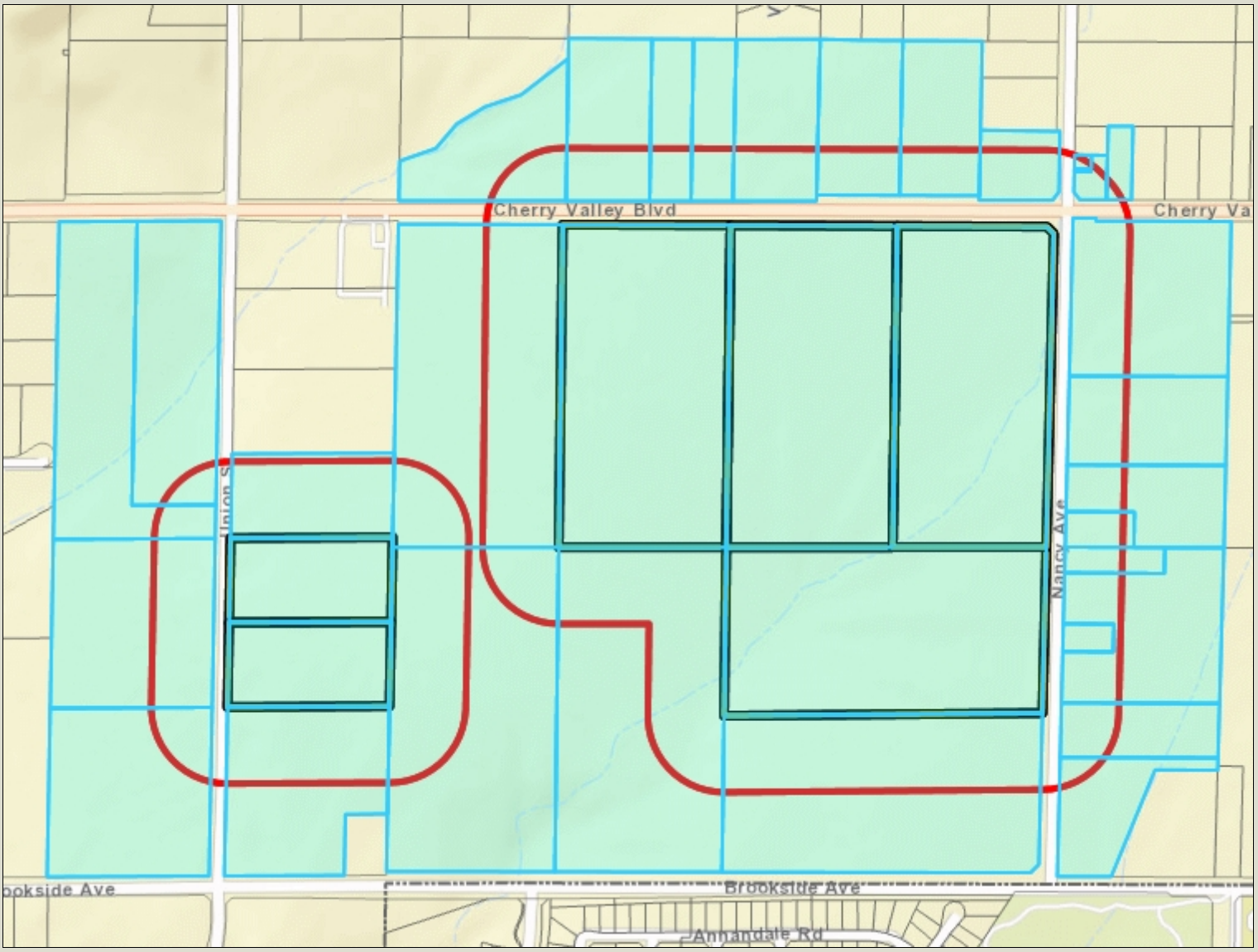
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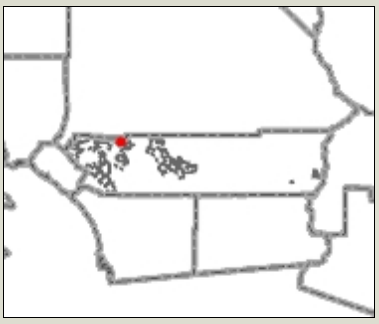
PHONE: (951) 955-8514

EMAIL: elincoln@rivco.org

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GPA240047





Legend

- County Boundary
- Cities
- Parcels
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Notes

300 Foot Radius

0 752 1,505 Feet

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COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.2
(ID # 28154)
MEETING DATE:
Monday, June 30, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514 or email at elincoln@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA240047
Environmental Type:	Exemption
Area Plan No.	The Pass
Zoning Area/District:	Cherry Valley District
Supervisorial District:	Fifth District
Project Planner:	Edward Lincoln
Project APN(s):	407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010
Continued From:	

John Hildebrand, Planning Director 6/24/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very

Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on six (6) parcels, totaling 84.46 gross acres.

The six (6) parcels are located north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240047 (GPA240047).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) and Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Low Density Residential (CD: LDR) and Commercial Retail (CD: CR)
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR)
West:	Very Low Density Residential (RC: VLDR) and Agriculture (AG: AG)
Existing Zoning Classification:	A-1 (Light Agriculture)

Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1 (Light Agriculture) and R-A (Residential Agriculture)
East:	A-1 (Light Agriculture)
South:	A-1 (Light Agriculture)
West:	R-A (Residential Agriculture)
Existing Use:	Empty Fields, Farm
Surrounding Uses	
North:	Residential and Farming
South:	Empty Fields
East:	Farmland
West:	Farmland

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152 and 27
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – San Gorgonio Pass No. 6 Map No. 721
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community:	No

PROJECT LOCATION MAP

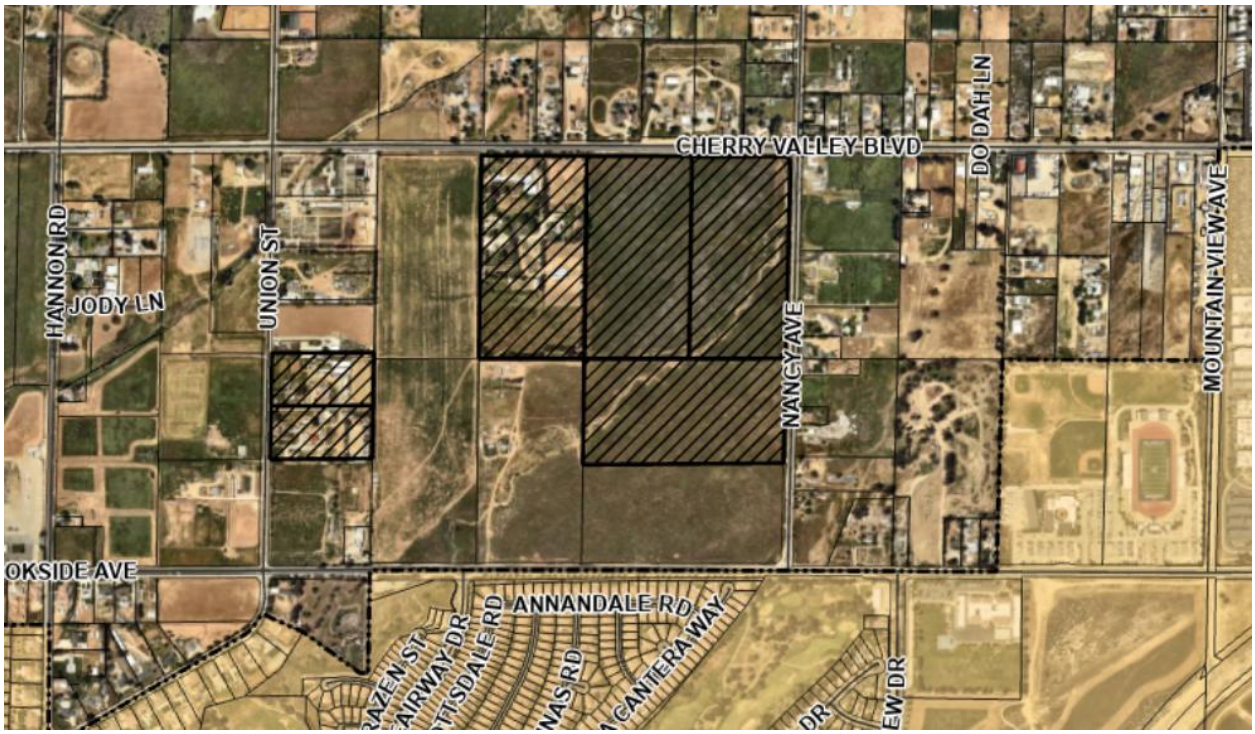


Figure 1. Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240047) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240047 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR). The parcels are in the Cherry Valley Policy Area.

If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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 Low Density Residential (CD: LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

The proposed Commercial Retail (CD: CR) Land Use Designation allows for local and regional serving retail and service uses.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

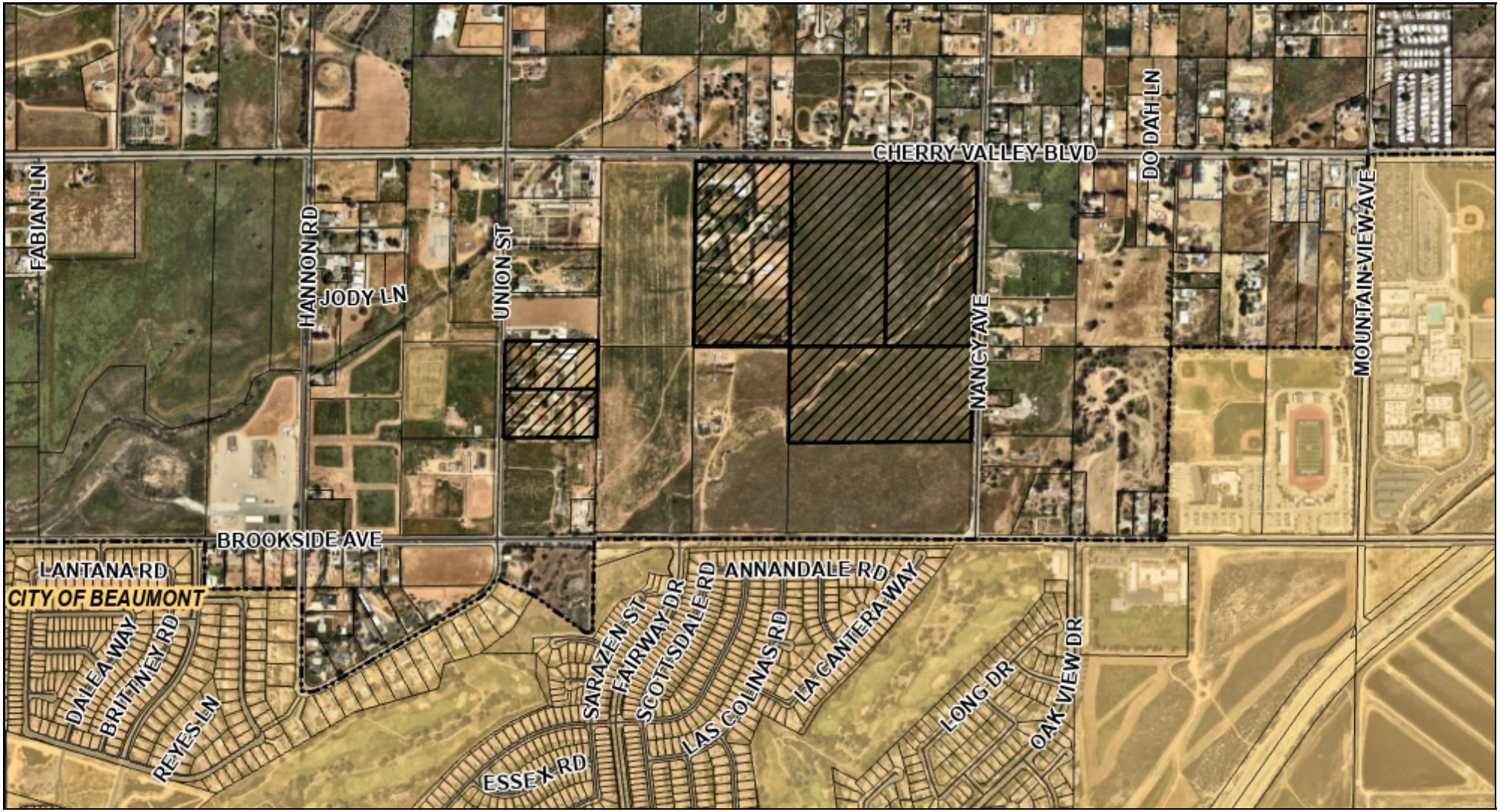
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 5-15-2025



Zoning Area/District: CHERRY VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

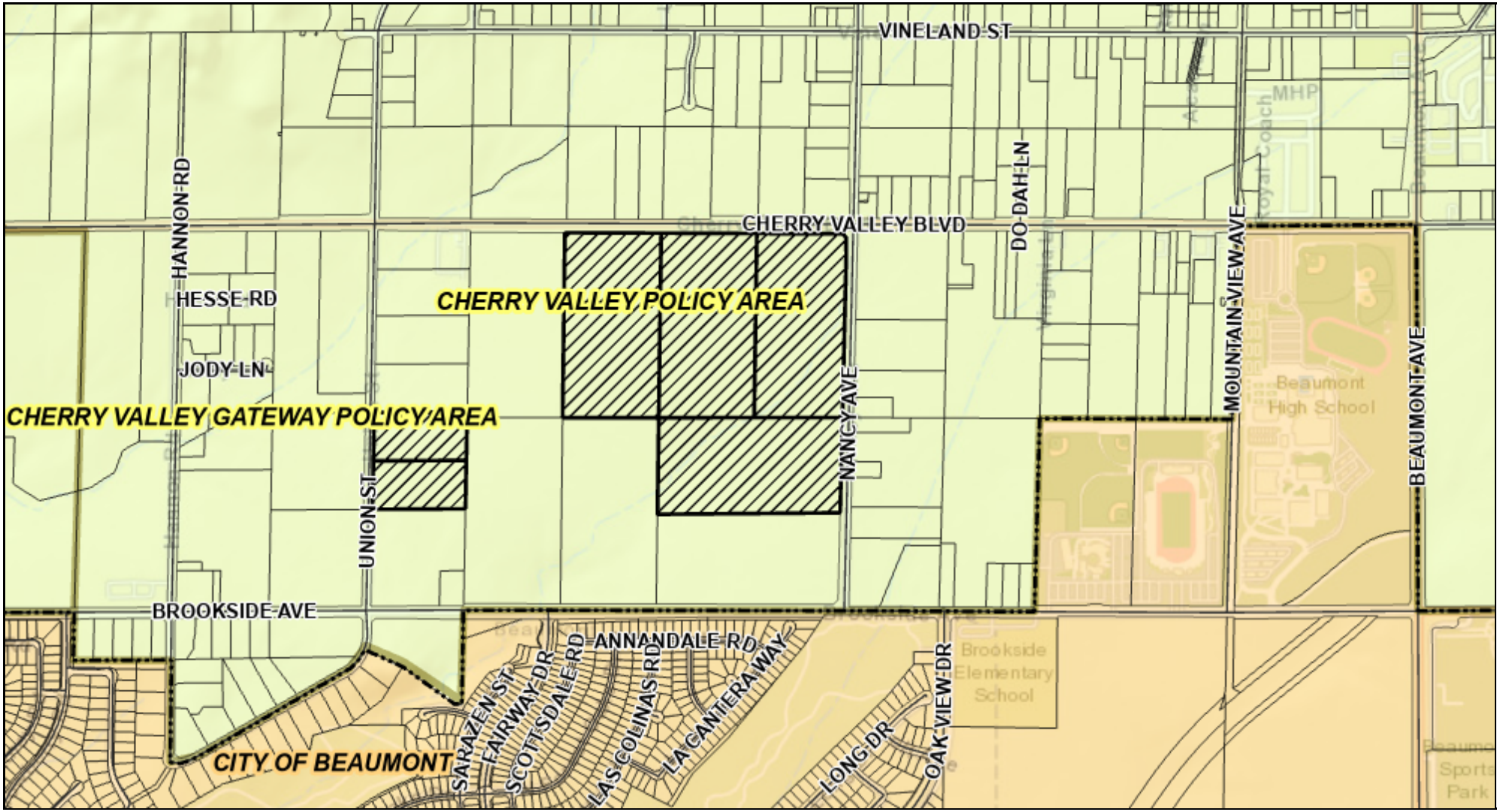
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VICINITY/POLICY AREAS

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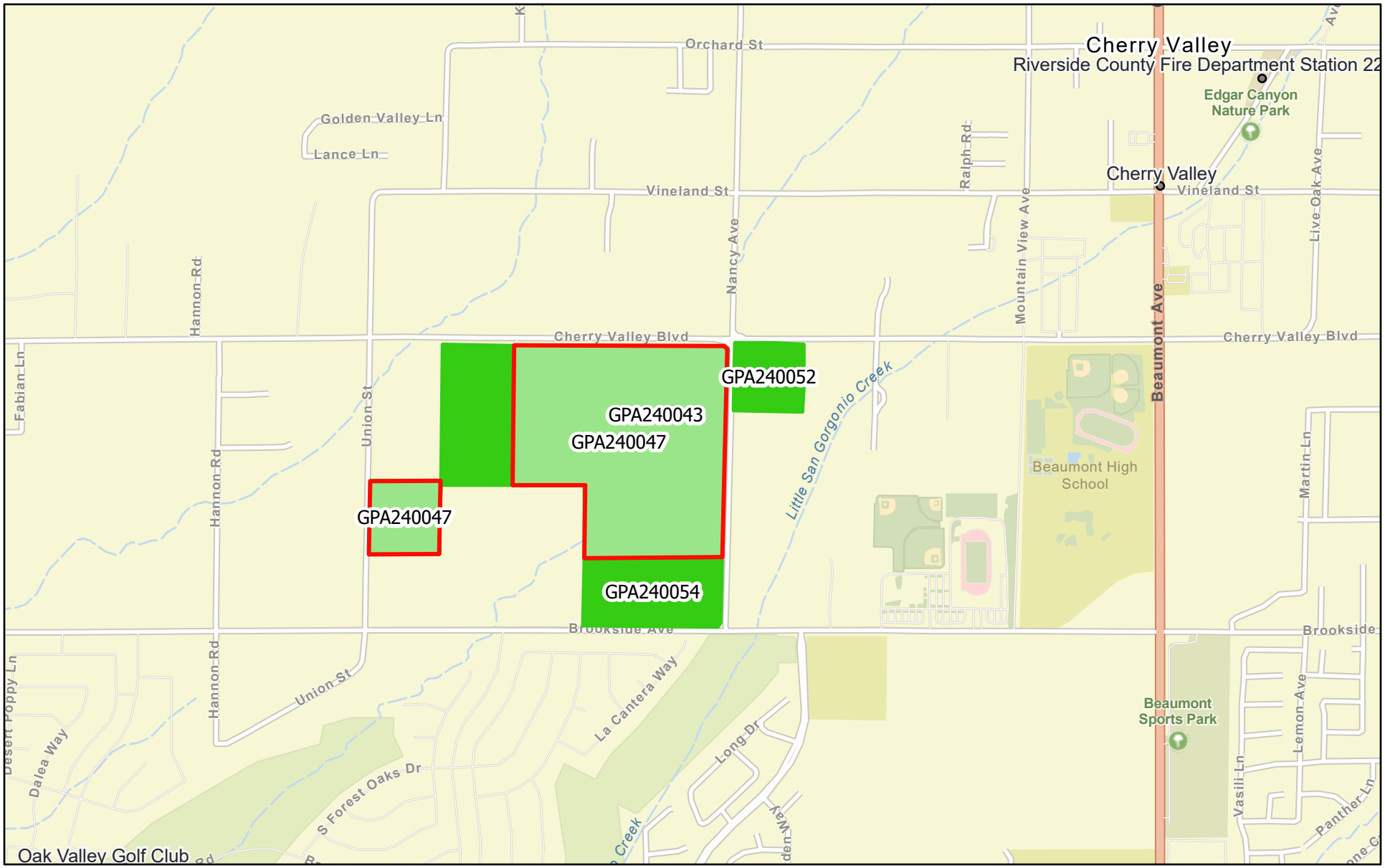


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Foundation Component GPA Cycle Map



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0 0.2 0.4 0.8 km

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

Withdrawn

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

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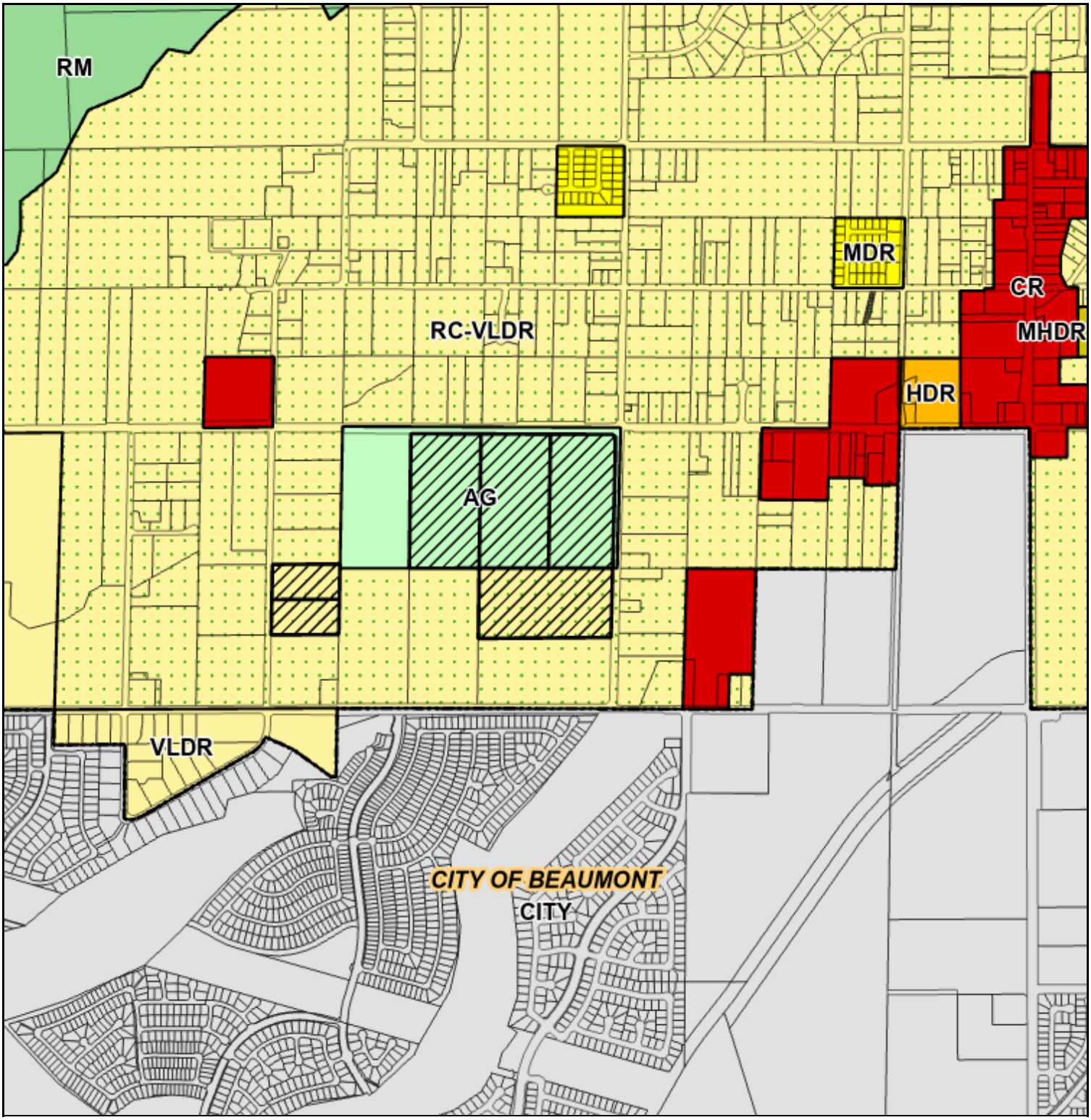
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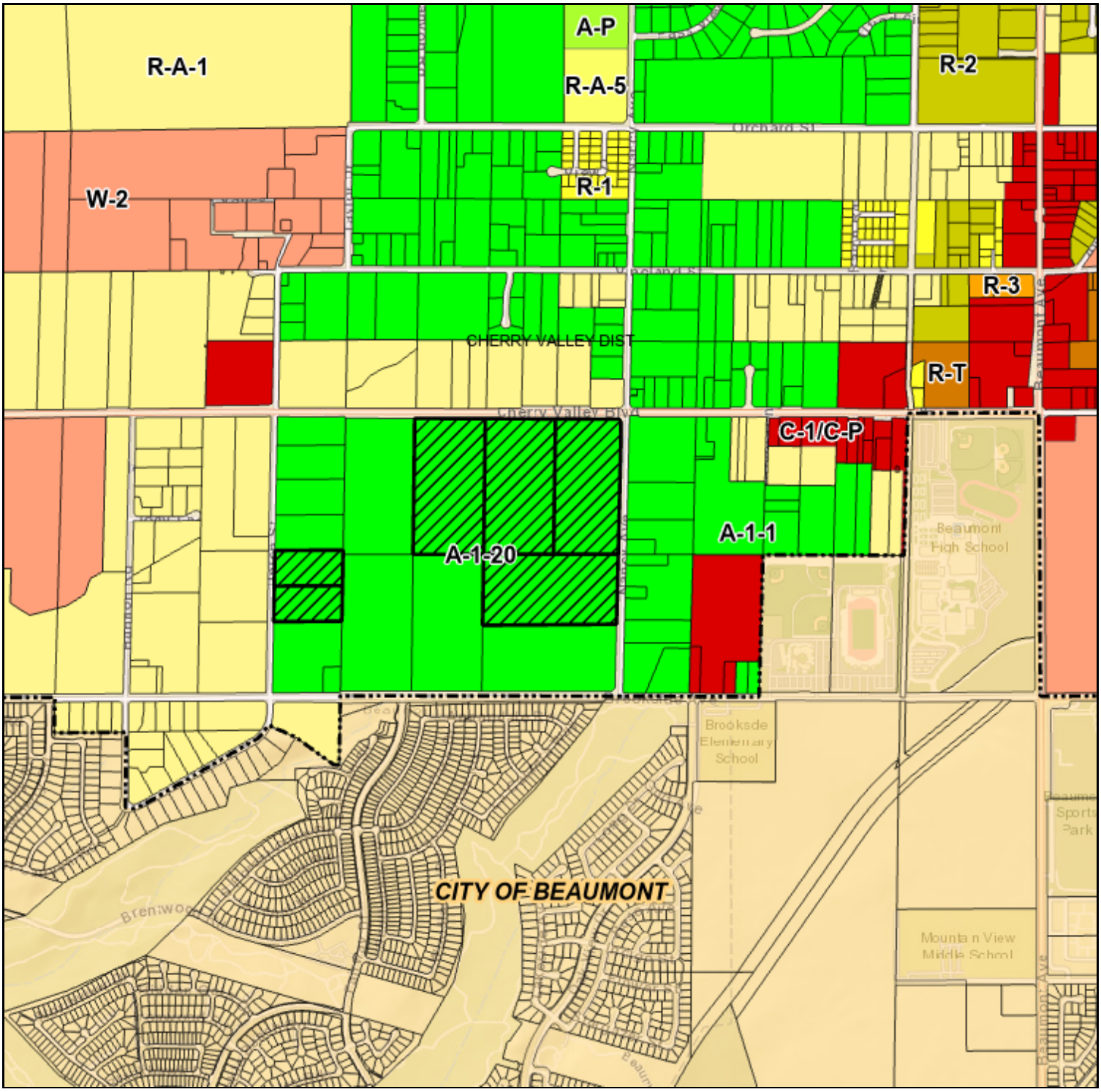
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GPA240047

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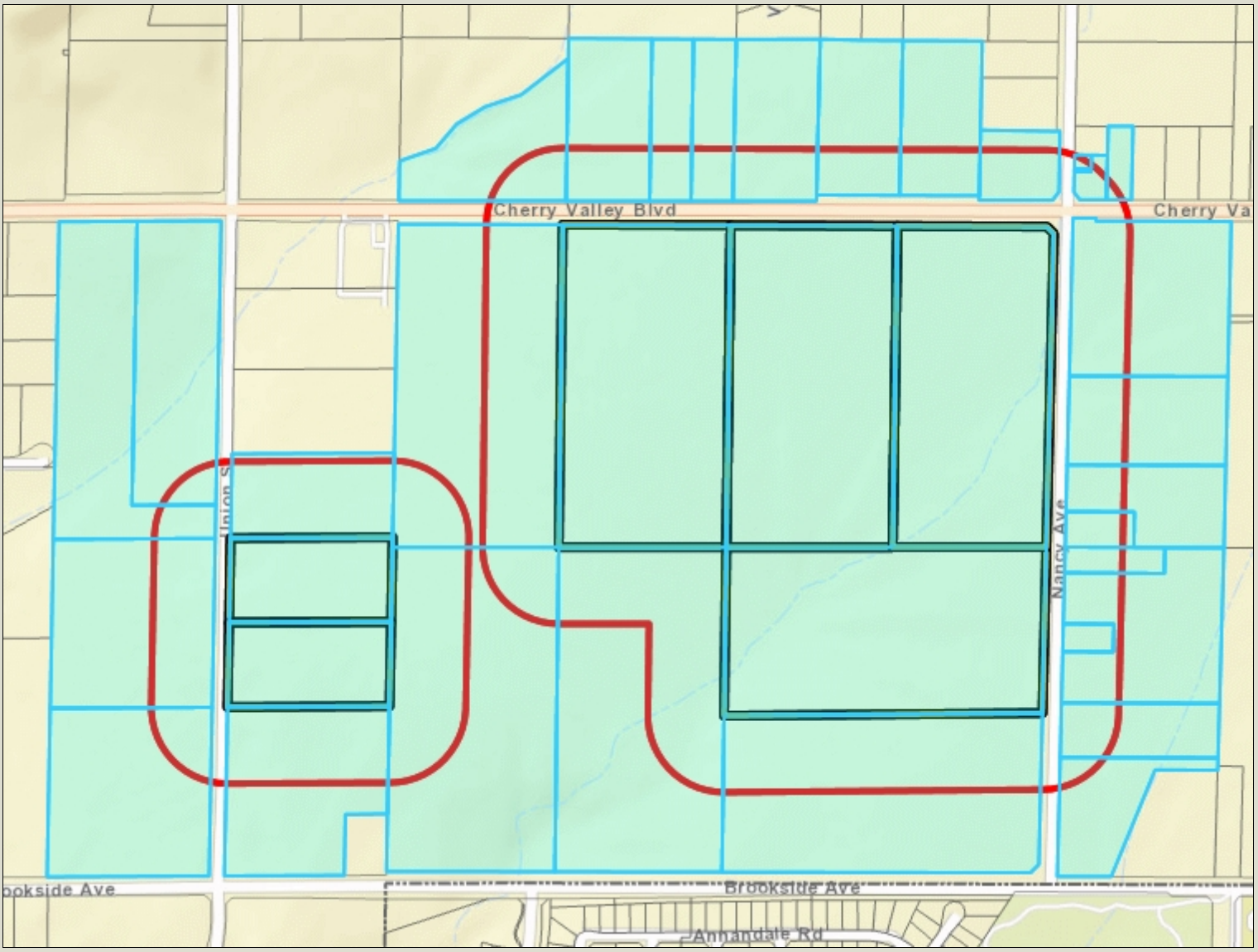
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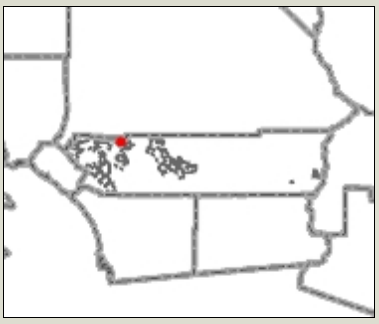
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LEGEND

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- Low Density Res.
- Medium Density Res.
- Commercial Retail
- Agriculture
- Public Facilities
- County Limits
- Project Boundary

Vineland St

Cherry Valley Blvd

Brookside Ave

Hannon Ave

Union St

Nancy Ave

CD:MDR

RC:VLDR

RC:VLDR

CR

CR

VLDR

RC:VLDR

CR

CD:LDR

CR

CR

RC:VLDR

CR

PF
Beaumont HS

VLDR

SFR

Riverside County
City of Beaumont

SFR

PF
Brookside Elementary

SFR

West Coast ENTITLEMENT

Ronda Dinkins 06/25/2025

10756 Nancy Ave.

Cherry Valley, Ca. 92223

951(533-8161)

Re: Plan Amendment No. 240047

To: Edward Lincoln

This letter is in regards to the proposed changes to the zoning of this property. Cherry Valley needs to stay with the one-acre parcels. Changing it to allow more housing and commercial ventures changes the way of life we bought into years ago.

The traffic is already horrendous due to the proximity of three schools. We are currently on septic service in this location and don't need to pollute the water table with more residents. Beaumont will try to annex all the property so they can add sewer service and then we lose another piece of Cherry Valley.

Please save our community.

Thank you

Ronda Dinkins

LEGEND

- Very Low Density Res.
- Low Density Res.
- Medium Density Res.
- Commercial Retail
- Agriculture
- Public Facilities
- County Limits
- Project Boundary

Vineland St

Cherry Valley Blvd

Brookside Ave

Hannon Ave

Union St

Nancy Ave

CD:MDR

RC:VLDR

RC:VLDR

CR

CR

CR

VLDR

RC:VLDR

AG

RC:VLDR

CR

PF
Beaumont HS

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City of Beaumont

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RC:VLDR

CR

CR

VLDR

RC:VLDR

AG

CR

RC:VLDR

CD:LDR

RC:VLDR

CD:LDR

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City of Beaumont

West Coast ENTITLEMENT

FCGPA Areas

Existing School

Sunny-Cal SP

Solera SP

Noble Creek SP

Oak Valley SP

Summerwind SP

N

Regional Connection

7,000 - 20,000 SF

20,000 SF

4,200 - 7,200 SF

4,000 - 7,000 SF

6,000 - 15,000 SF

5,000 - 10,000 SF

INTERSTATE 10

Cherry Valley Blvd

Beaumont Ave

Oak Valley Pkwy

West Coast ENTITLEMENT

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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011764532
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	11/21/2025
Total Amount:	$1863.99
Payment Amount:	$0.00
Amount Due:	$1863.99
Notice ID:	8itpVGBFCJkkDWeoRtWJ
Invoice Text:	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 16, 2025 at 9:30 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. 240047. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application to implement a project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a retail use. 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 GPA240047 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010. This proposed project is located:

Planning
~~12/16/2025~~ 1/13/2026
22.1

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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011764532

FILE NO. 0011764532

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/21/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: November 21, 2025.
At: Riverside, California

Christine Gonzalez
Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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 CANDICE HUGHES, PRINCIPAL PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

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

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

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

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

Dated: November 10, 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 LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la

Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental.** El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadrados, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o bien, podrá comparecer y ser escuchada en el lugar y la fecha indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretaría de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 10 de Noviembre de 2025
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, asistente de secretaría de la Junta
The Press-Enterprise
Published: 11/21/25

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California
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PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 11/21/2025
PDS Palm Springs Desert Sun 11/21/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/21/2025

Legal Clerk

Notary, State of WI, County of Brown
9.19.29

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VICKY FELTY
Notary Public
State of Wisconsin

22.)
1/13/2026
2/10/2025
Planning

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 16, 2025 at 9:30 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. 240047.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application to implement a project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a retail use. 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 GPA240047 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010. This proposed project is located: north of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 10, 2025 Kimberly A. Rector, Clerk of the Board

By: Naomy Sicra, Clerk of the Board Assistant

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Fecha: 10 de Noviembre de 2025 Kimberly A. Rector, secretaria de la Junta

Por: Naomy Sicra, asistente de secretaria de la Junta

November 21,2025 11831960

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 10, 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 LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes **16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental.** El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadra-

dos, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden consultar 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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Fecha: 10 de Noviembre de 2025 Kimberly A. Rector, secretaria de la Junta

Por: Naomy Sicra, asistente de secretaria de la Junta

November 21,2025 11831960

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California
GANNETT

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 11/21/2025
PDS Palm Springs Desert Sun 11/21/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/21/2025

Legal Clerk

Notary, State of WI, County of Brown
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Planning

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 16, 2025 at 9:30 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. 240047.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application to implement a project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a retail use. 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 GPA240047 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010. This proposed project is located: north of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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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Dated: November 10, 2025 Kimberly A. Rector, Clerk of the Board

By: Naomy Sicra, Clerk of the Board Assistant

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Por: Naomy Sicra, asistente de secretaria de la Junta

November 21,2025 11831960

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Fecha: 10 de Noviembre de 2025 Kimberly A. Rector, secretaria de la Junta

Por: Naomy Sicra, asistente de secretaria de la Junta

November 21,2025 11831960

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

DATE: 11/3/2025

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Candice Hughes, Principal Planner**
December 16, 2025

SUBJECT: **(MT#28769 TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) –** REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – District 5. [Applicant Fees 100%]

Planning Commission Date: 8/06/2025 **Commissioner Vote: 4 support/ 1 abstain/ 0 oppose**

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

☐ Place on Administrative Action

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

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

☒ Publish in Newspaper:
(Press Enterprise & Desert Sun)

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

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

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 NOV 4 AM 10: 01

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 16, 2025 at 9:30 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. 240047.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application to implement a project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a retail use. 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 GPA240047 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010. This proposed project is located: north of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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 CANDICE HUGHES, PRINCIPAL PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

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

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

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

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

Dated: November 10, 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 LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental**. El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadrados, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o bien, podrá comparecer y ser escuchada en el lugar y la fecha indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 10 de Noviembre de 2025

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 405-250-010, 405-250-005, and 407-160-006

I, Candice Hughes certify that on October 27, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

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

NAME: Candice Hughes SIGNATURE: Candice Hughes

TITLE: Principal Planner

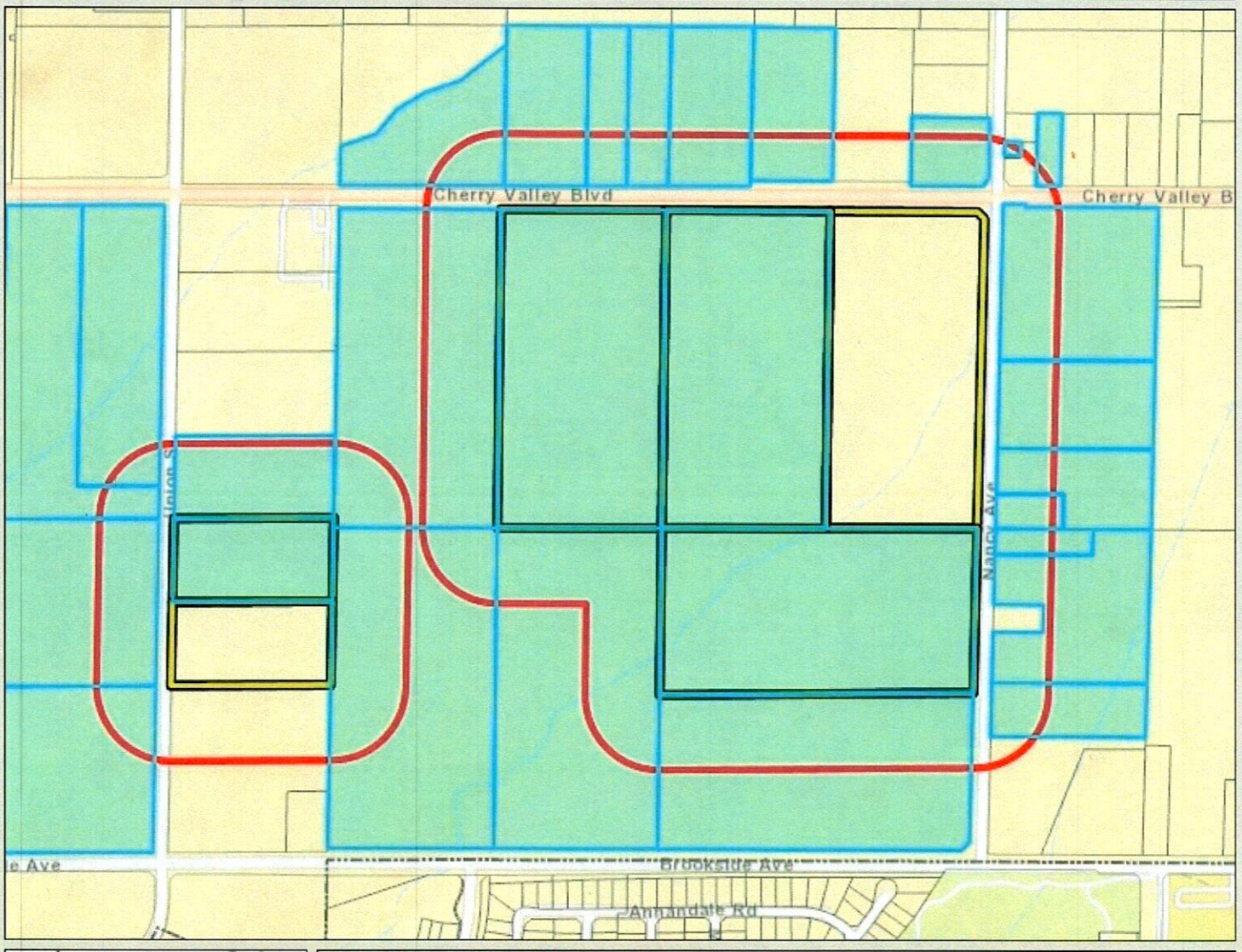
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

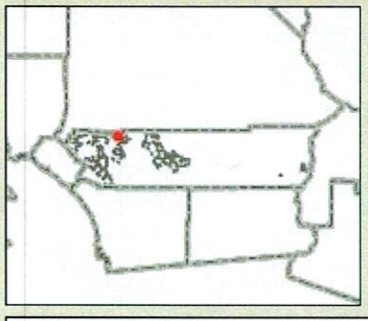
PHONE: (951) 955-1639

EMAIL: chughes@rivco.org

Riverside County GIS Mailing Labels

GPA240047





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 752 1,505 Feet

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

REPORT PRINTED ON... 10/27/2025 11:29:03 AM

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405110021
CLAUDIA JEAN NEWMAN
10498 NANCY AVE
BEAUMONT CA 92223

405110026
WILLIAM M. SIMPSON
245 N LITCHFIELD RD 142
GOODYEAR AZ 85338

405150002
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405150004
BJORN V. STAVNESS
9657 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

405150006
E WAYNE SIMMONS
PO BOX 848
CALIMESA CA 92320

405170010
BAKHTIARI NASSER LIVING TRUST DTD 5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

405220001
CONSTANTINO OROZCO
10778 NANCY AVE
BEAUMONT CA 92223

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008

10891 UNION ST
BEAUMONT CA 92223

407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST
5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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 CANDICE HUGHES, PRINCIPAL PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

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

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

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

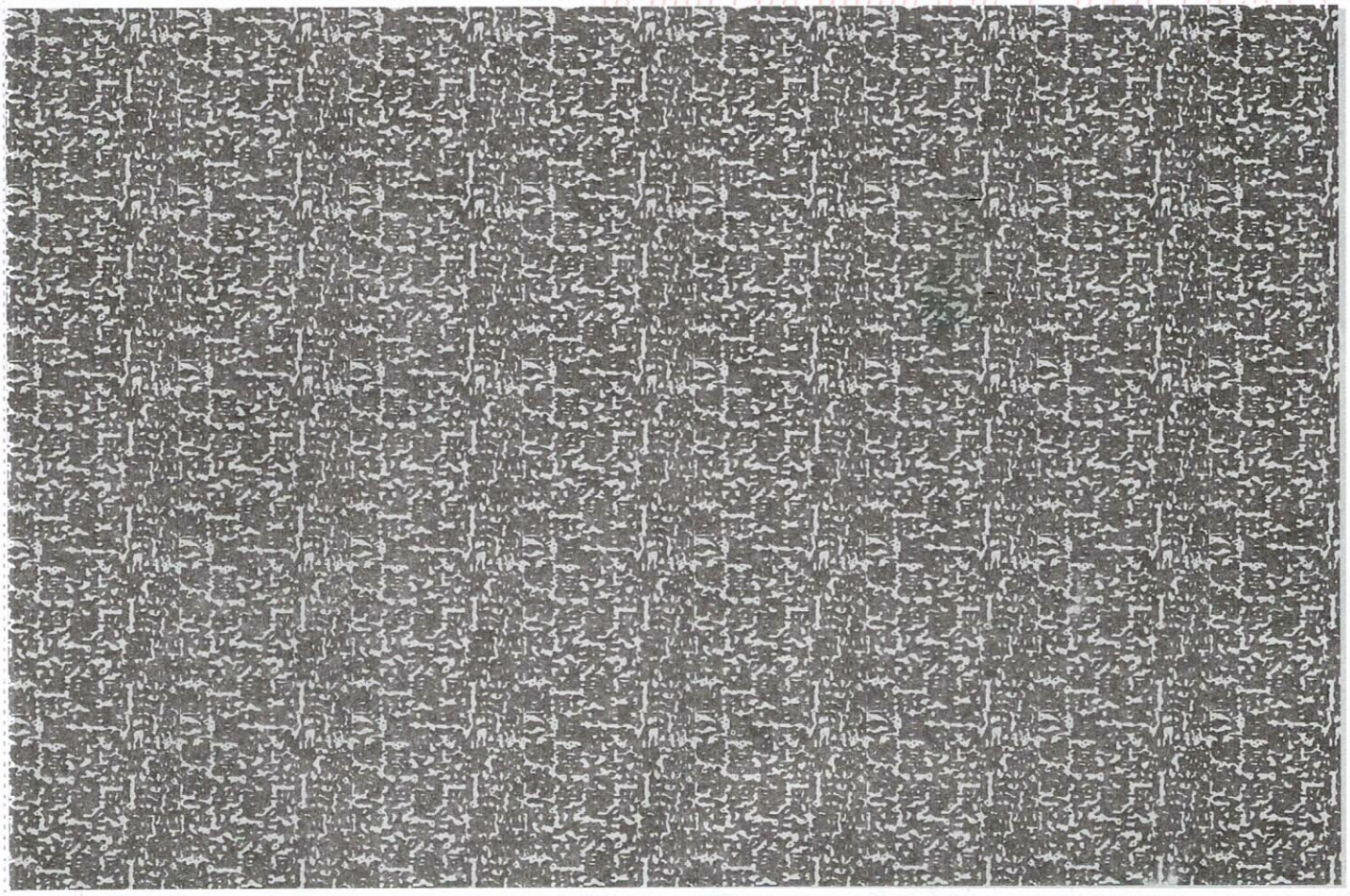
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 10, 2025

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

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2025 NOV 19 AM 10:27

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental**. El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadrados, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o bien, podrá comparecer y ser escuchada en el lugar y la fecha indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

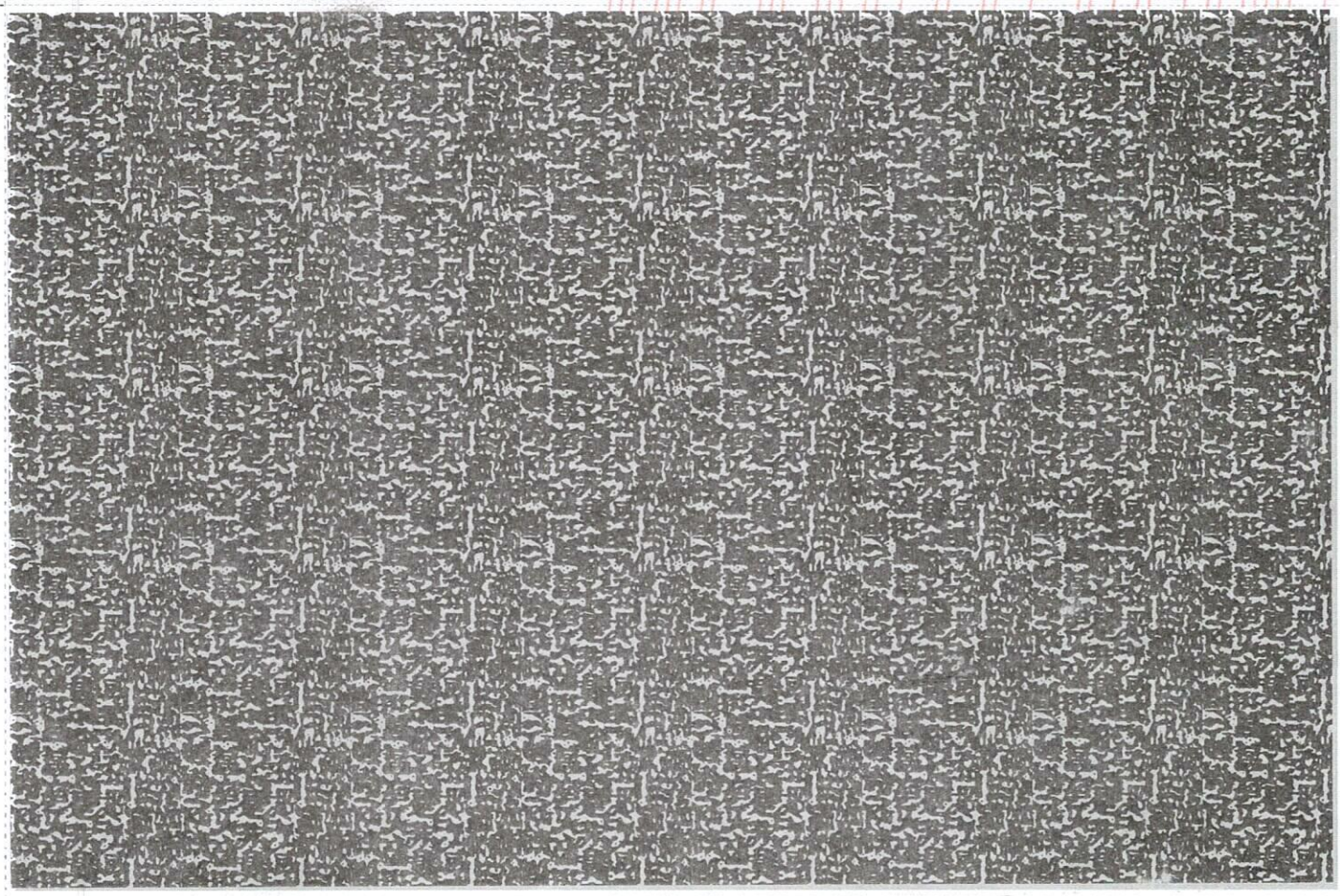
Por favor, envíe toda la correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 10 de Noviembre de 2025

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

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PUBLIC HEARING NOTICE

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2025 NOV 21 AM 10:08

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REDLANDS CA 92373

NIXIE 911 7E 1260 0011/17/25

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ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92502114747 *2152-01192-17-36

ANK
JYJ-92501>1147

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental**. El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadrados, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o bien, podrá comparecer y ser escuchada en el lugar y la fecha indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

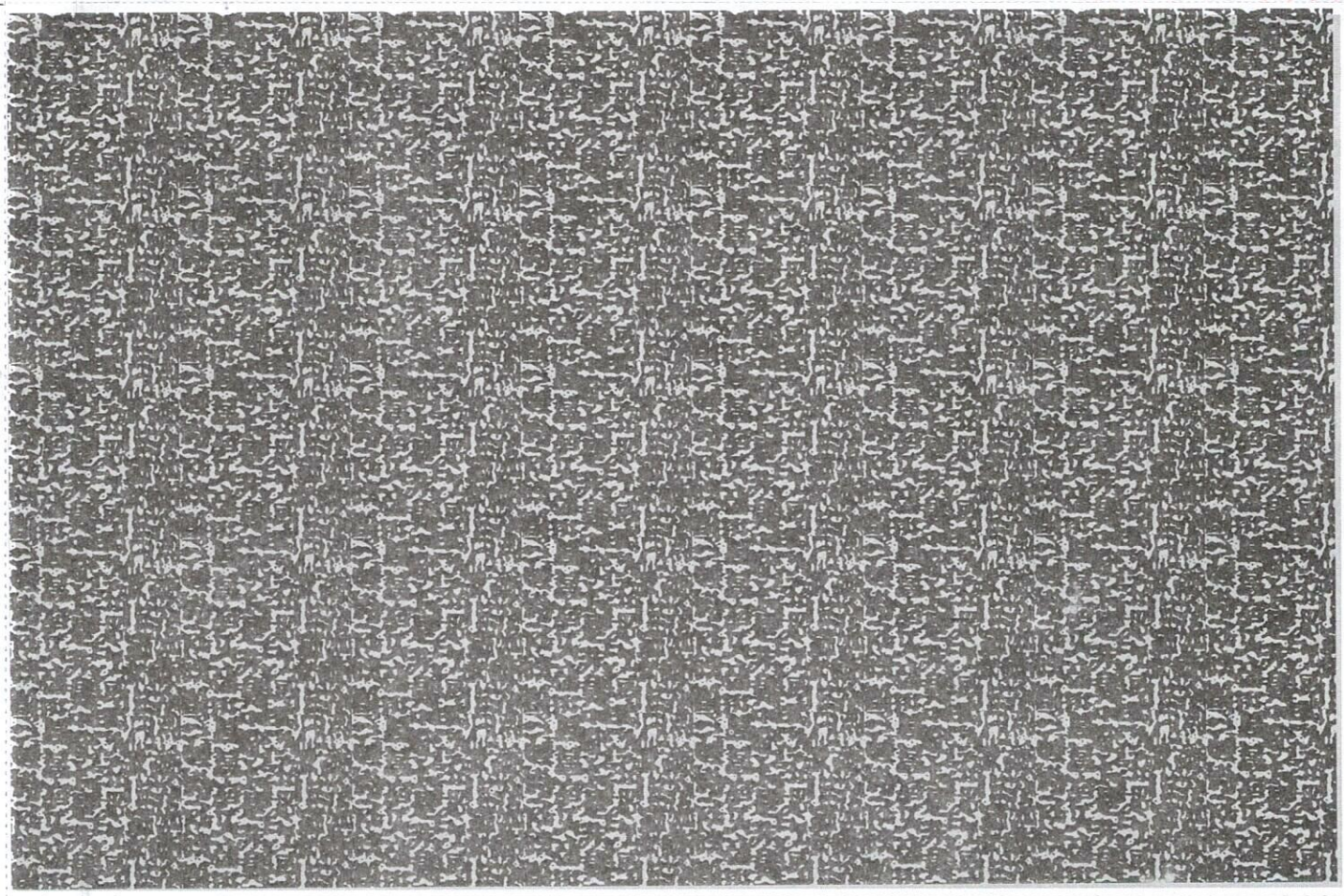
Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 10 de Noviembre de 2025

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

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 16, 2025 at 9:30 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. 240047.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application to implement a project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a retail use. 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 GPA240047 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010. This proposed project is located: north of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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 CANDICE HUGHES, PRINCIPAL PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

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

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

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

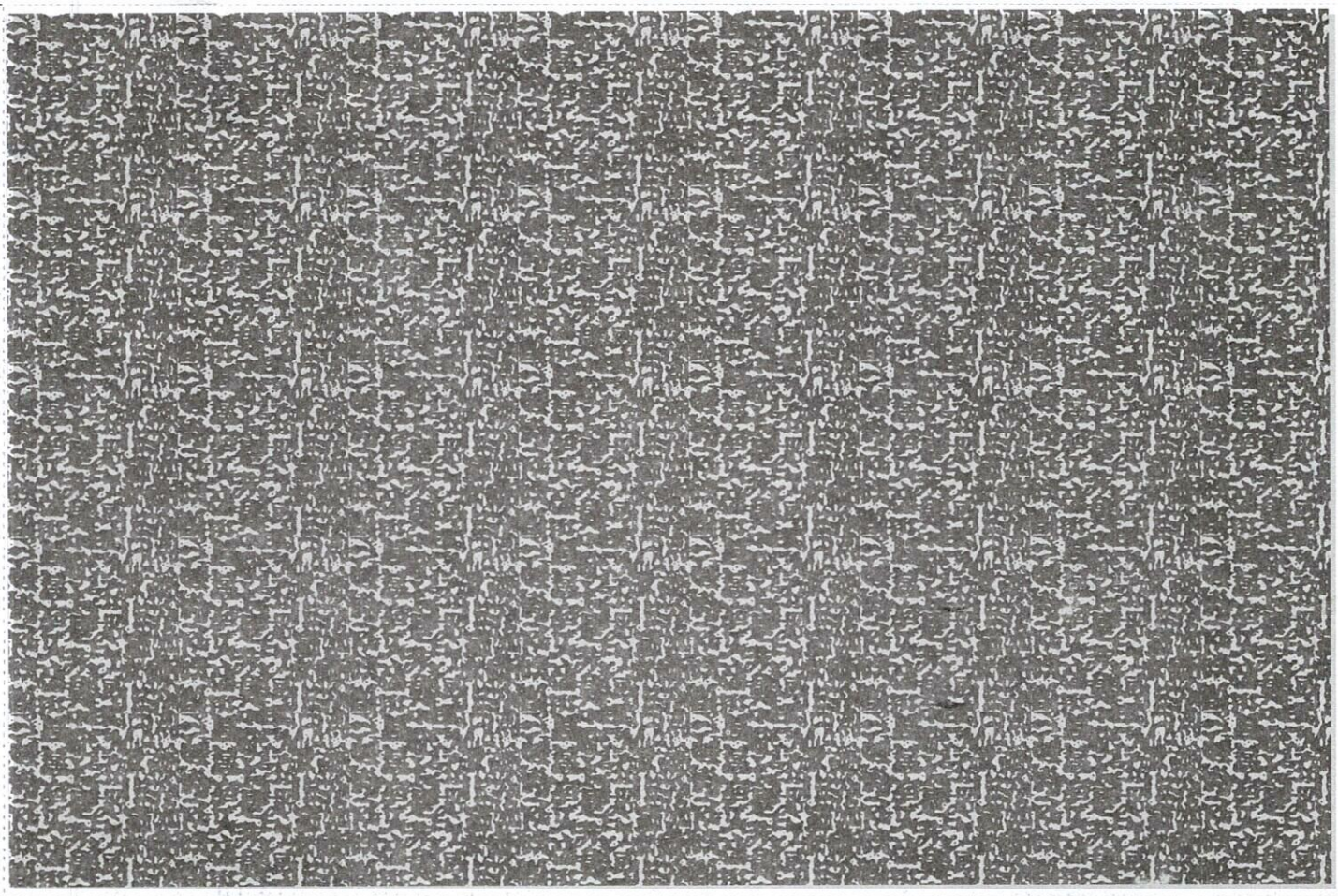
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 10, 2025

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

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental**. El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadrados, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

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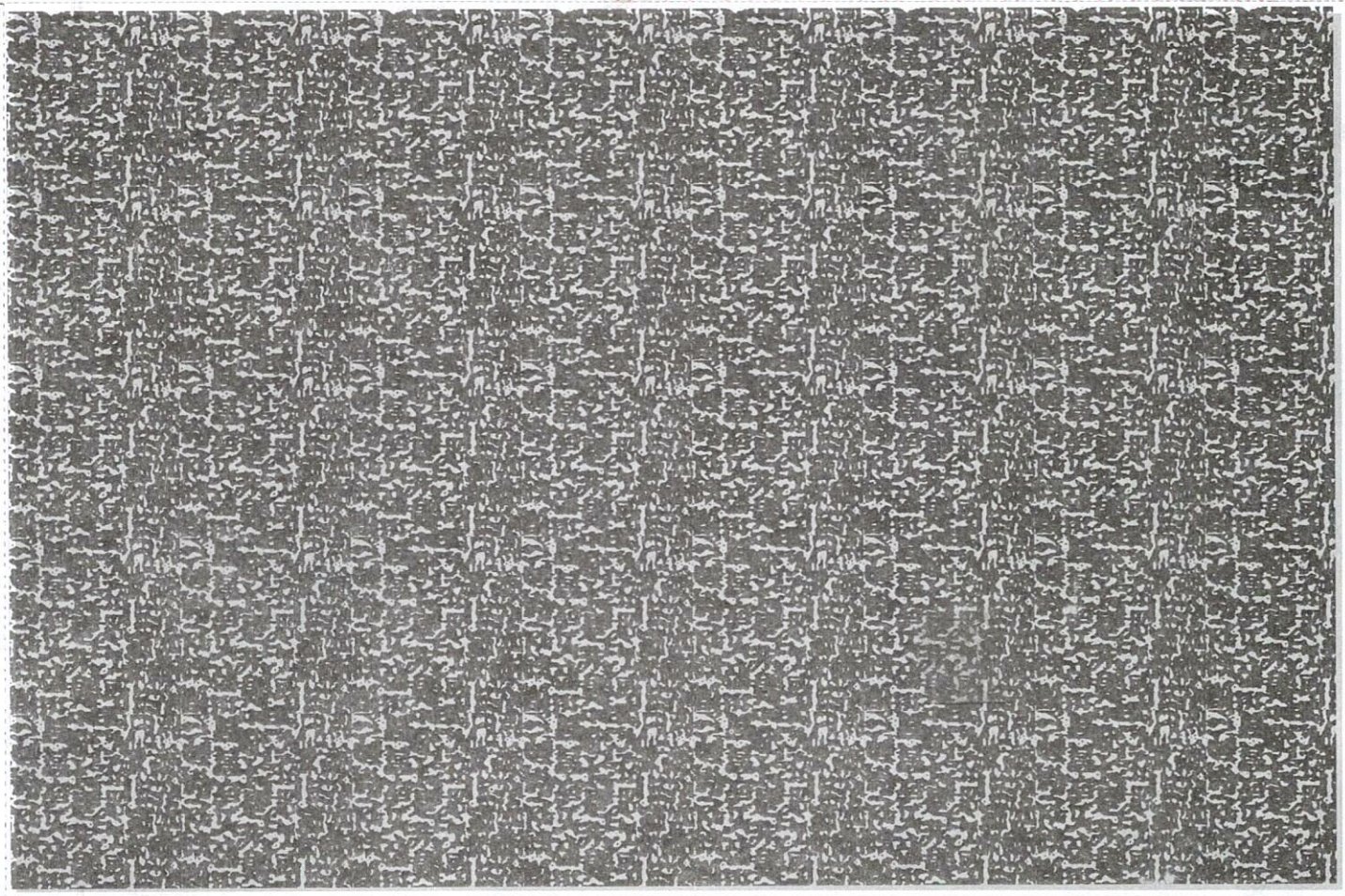
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Fecha: 10 de Noviembre de 2025

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

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 16, 2025 at 9:30 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. 240047.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application to implement a project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a retail use. 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 GPA240047 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010. This proposed project is located: north of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 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 CANDICE HUGHES, PRINCIPAL PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

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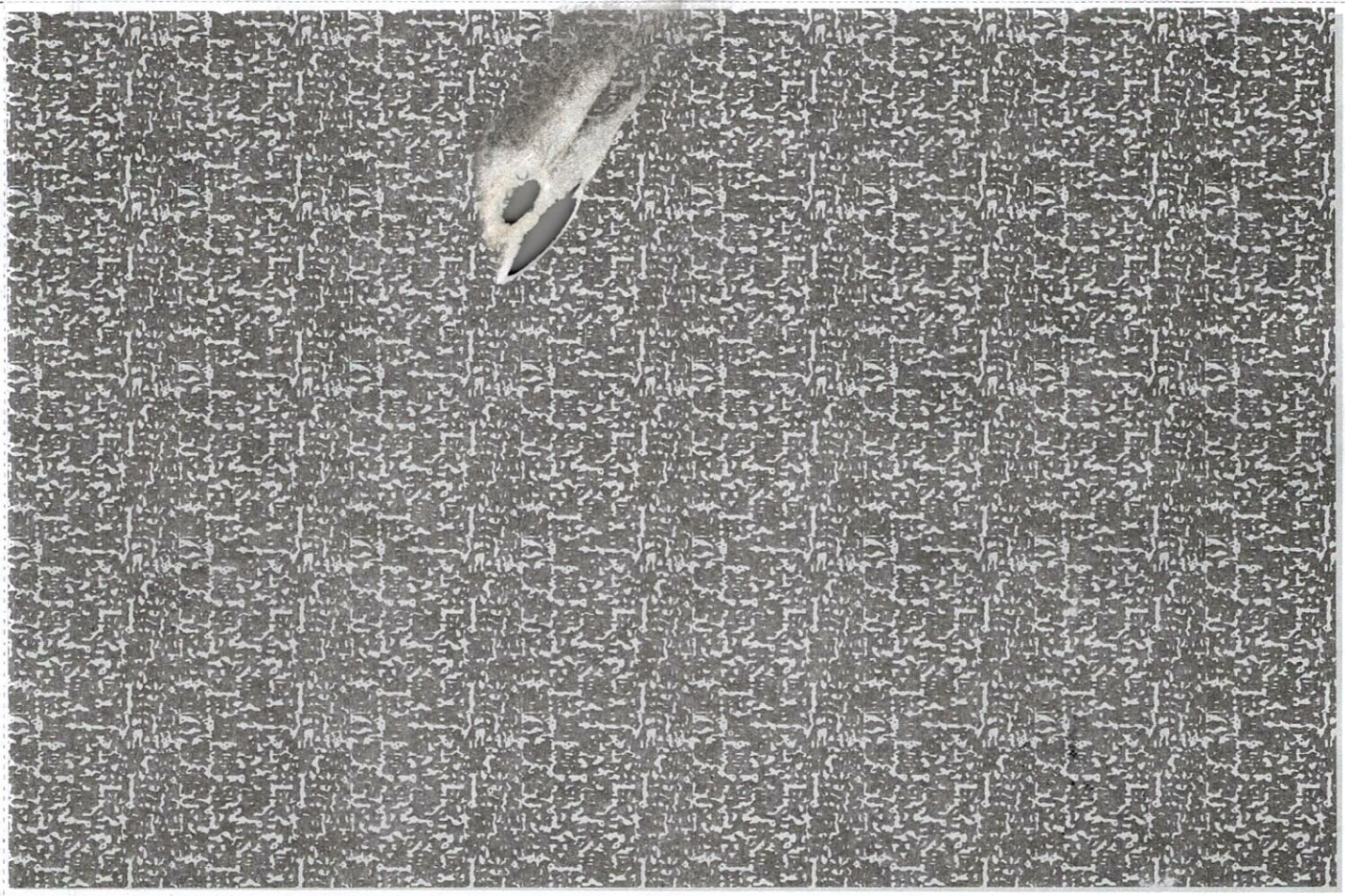
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 10, 2025

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

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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. 240047 IN THE FIFTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240047 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240047 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

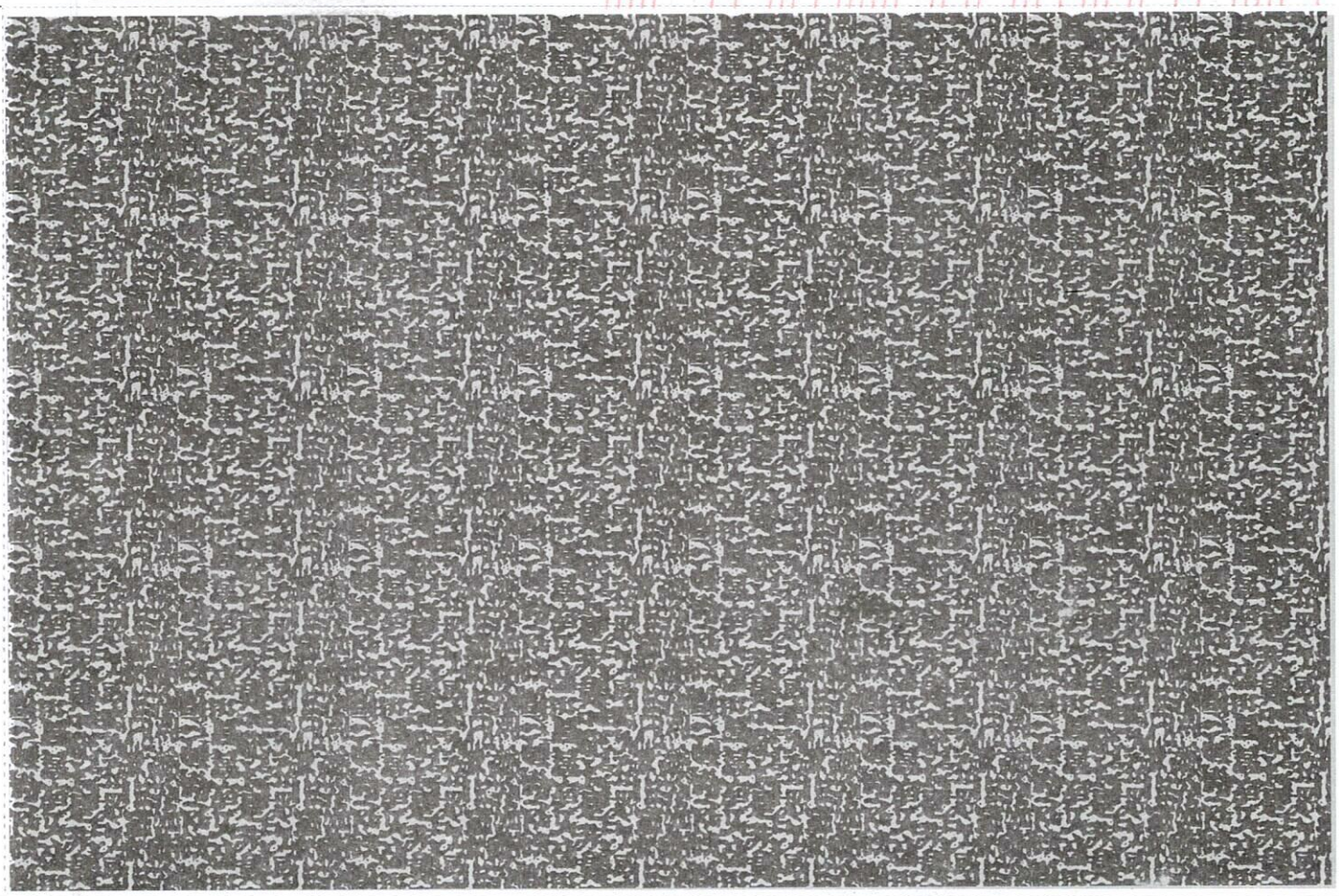
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 10, 2025

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

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Riverside, CA 92502-1147

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2025 NOV 25 AM 11:02

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BC: 92502114747 *2152-05378-21-16

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA INICIATIVA DE LA ENMIENDA NÚMERO 240047 AL PLAN GENERAL DE COMPONENTES DE CIMIENTOS EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se oirá a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del 1er piso del Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 16 de diciembre de 2025 a las 9:30 a. m.** o tan pronto como sea posible, considerar la recomendación de la Comisión de Planificación de aprobar **la Enmienda No. 240047 al Plan General del Componente Fundamental**. El solicitante pide al Condado de Riverside que considere si recomienda la aprobación de la Enmienda N.° 240047 al Plan General del Componente Fundamental para seis (6) parcelas, de la categoría Agrícola (AG: AG) y Residencial de Muy Baja Densidad (RC: VLDR) a la categoría de Desarrollo Comunitario Residencial de Baja Densidad (CD: LDR) y Desarrollo Comunitario Comercial (CD: CR), para permitir la presentación de una solicitud para implementar un proyecto que consiste en un Plano de Parcelación Preliminar (TTM) para subdividir propiedades en lotes de media hectárea con viviendas de entre 232 y 325 metros cuadrados, para un total de 148 lotes, además de un espacio para uso comercial. Si la Junta de Supervisores aprueba el proyecto propuesto GPA240047, 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, hallazgos y demás requisitos aplicables. La Enmienda al Plan General se ubica en las parcelas catastrales APN: 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007 y 405-250-010. Este proyecto propuesto se ubica al norte de la Avenida Brookside, al este de la Calle Union, al sur del Bulevar Cherry Valley y al oeste de la Avenida Nancy, en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside y la Comisión de Planificación recomiendan que la Junta de Supervisores **CONSIDERE** si recomienda la aprobación de la Enmienda al Plan General n.° 240047 y, de ser así, **ADOPTE** una orden que inicie dicha enmienda y que requiera al solicitante presentar un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto sujeto a la CEQA (§21065) ni cumple con los requisitos del §15061(b)(3), por lo que no se requiere ninguna revisión adicional conforme a la CEQA.**

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

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON CANDICE HUGHES, PLANIFICADOR DE PROYECTOS, AL (951) 955-0314 O ENVÍE UN CORREO ELECTRÓNICO A CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o bien, podrá comparecer y ser escuchada en el lugar y la fecha indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los considerará, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores antes o durante dicha audiencia. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios del público, tanto escritos como orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. Por consiguiente, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrían modificarse de una manera distinta a la específicamente propuesta.

Se ofrecen formatos alternativos a solicitud de personas con discapacidad. Si necesita alguna adaptación razonable, comuníquese con la Secretaría de la Junta al (951) 955-1069.

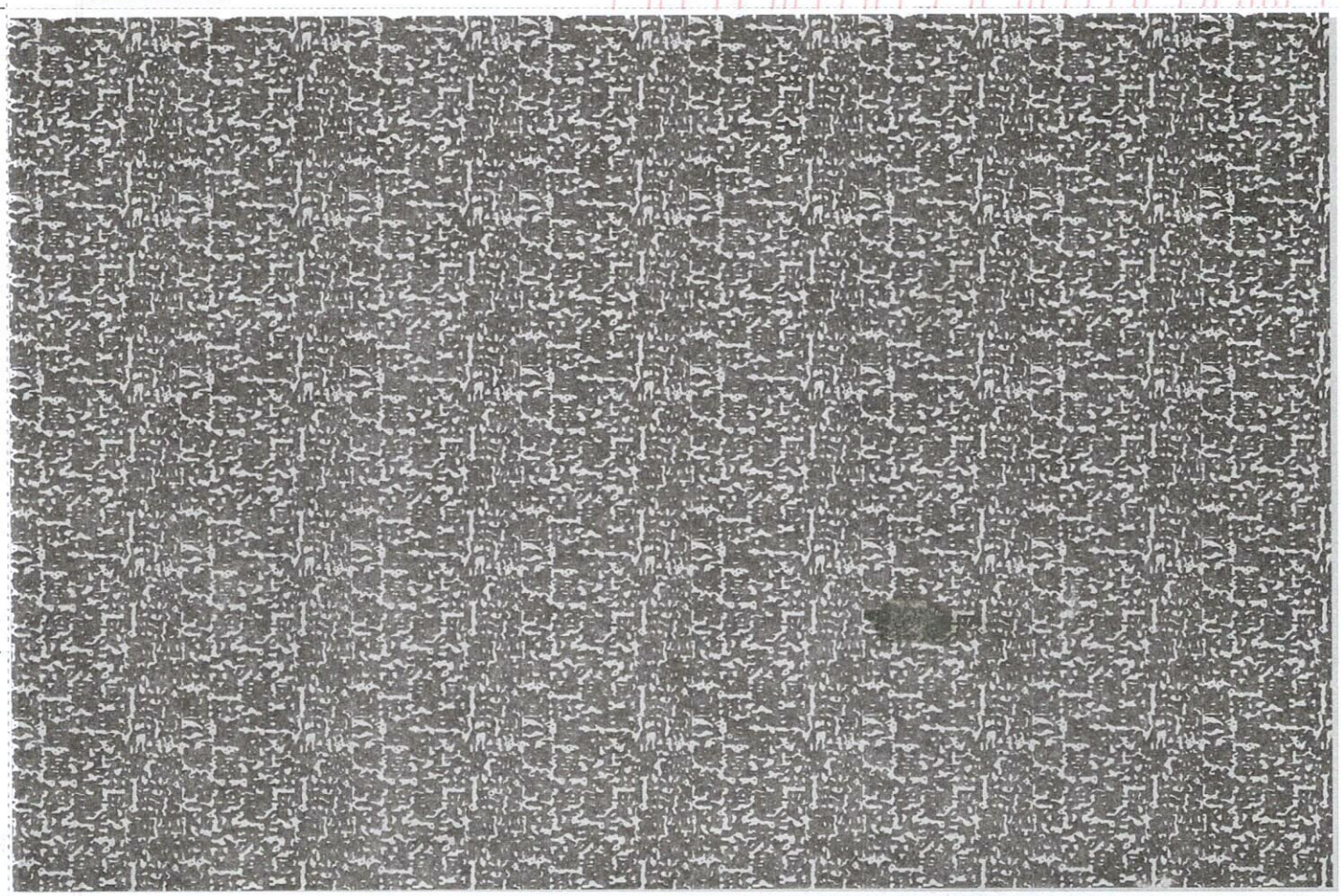
Por favor, envíe toda la correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1er piso, Apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 10 de Noviembre de 2025

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

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BC: 92502114747 *2152-05379-21-16

ANKK1: 9333100079 UTF

Flores, Kate

From: Michael Cary <mcary4@gmail.com>
Sent: Monday, January 5, 2026 1:26 PM
To: Hughes, Candice; District 5; Clerk of the Board
Subject: Re: General Plan Amendments in Cherry Valley

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

Thank you again for acknowledging and recording my concerns.

I want to be very clear about why this situation has become so troubling for me and many other Cherry Valley residents.

The property owned by Supervisor Gutierrez has been identified as being a little over 0.5 miles approximately 3,000 feet from the proposed development sites associated with GPA240047, GPA240052, and GPA240054. At that distance, there does not appear to be any legal requirement for recusal based on proximity alone, which makes it difficult to understand why our Supervisor is stepping back from such important land-use votes.

From our perspective, this feels like a loss of representation at the exact moment when Cherry Valley needs someone standing up for the community. When our elected official recuses himself voluntarily on GPA240047, GPA240052, and GPA240054, it leaves residents wondering how our interests are being protected.

Cherry Valley is not just another development corridor. People live here because of the rural lifestyle the open space, larger lots, agricultural surroundings, and the belief that growth here should be thoughtful and limited. The existing lot sizes and rural zoning were intentionally created to preserve that character. They were not meant to be gradually eroded through repeated General Plan Amendments.

What we continue to see instead is a familiar pattern: a developer identifies opportunity, finds a willing seller, proposes a change in land use, and before long another subdivision appears where rural land once existed. Over time, this process steadily undermines the rural identity of Cherry Valley. It begins to feel less like community planning and more like changing the rules to benefit those who profit.

That is incredibly frustrating and honestly heartbreaking for residents who chose Cherry Valley as relief from the surrounding concrete development. This area is supposed to remain rural. That has always been the intent.

And beyond lifestyle, the infrastructure simply does not support intensification tied to projects such as GPA240047, GPA240052, and GPA240054:

- Water supplies are already stretched.
- The electrical system is repeatedly shut off for public safety power shutoffs.

22.1

- Cherry Valley Boulevard and surrounding roads already struggle with traffic.
- Local schools are burdened.

Approving higher-density development without addressing these issues feels like developer priorities outweigh community needs.

When our Supervisor steps aside instead of engaging on behalf of constituents, it understandably leaves people questioning who is advocating for Cherry Valley. Representation matters. Rural preservation matters. Transparency matters.

For these reasons, I am expressing my objection to these projects and I respectfully request a clear explanation regarding the basis for this recusal on GPA240047, GPA240052, and GPA240054, and how Cherry Valley residents are expected to be represented in decisions that permanently alter our community.

Thank you for your time and consideration.

Sincerely,
Michael

Sent from my iPhone

> On Dec 11, 2025, at 15:33, Hughes, Candice <CHughes@rivco.org> wrote:
>
> Good Afternoon Everyone,
>
> I have an additional update on the General Plan Amendments within Cherry Valley (GPA240047, GPA240052, and GPA240054).
>
> The Board of Supervisor's meeting scheduled for **December 16, 2025** has been moved to **January 13, 2026**. If there are any additional developments, I will continue to provide notifications. Feel free to share these notifications with any others that you know who may have interest.
>
> Please contact me if you have any questions. Thank you!
>
> Candice Hughes

District 05 Principal Planner

Transportation and Land Management Agency - Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-1639

From: Hughes, Candice
Sent: Wednesday, December 10, 2025 1:06 PM

Subject: RE: General Plan Amendments in Cherry Valley

Good Afternoon Everyone,

Based on your previous interest in the General Plan Amendments within Cherry Valley (GPA240047, GPA240052, and GPA240054), this email is a notification to provide an update about the Board of Supervisor's meeting scheduled for **December 16th, 2025**. Due to the close proximity of an owned property in Cherry Valley, the District 5 Supervisor, Mr. Yxstian Gutierrez, will be recusing himself from the vote of GPA240047, GPA240052, GPA240054.

Please contact me if you have any questions. Thank you!

Candice Hughes

District 05 Principal Planner

Transportation and Land Management Agency - Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-1639

From: Hughes, Candice
Sent: Monday, October 27, 2025 9:45 AM

To: sandra_younce@yahoo.com; dggrant1221@gmail.com; ratchett1256@hotmail.com; drparsons4@yahoo.com; laceywebb82@gmail.com; eracobs@keystonepacific.com; Cindi Kern <kerncindi@gmail.com>; mad4brtx2@gmail.com; composerx@verizon.net; chegan2craven@gmail.com; rmcraven@gmail.com; orozcofamily13@gmail.com; mcary4@gmail.com; ryanwebb@gmx.com; socalsurfer092@aol.com; sharon.crawford151@gmail.com; skipony10@msn.com
Subject: General Plan Amendments in Cherry Valley
Importance: High

Good Morning All,

Based on your previous interest in the General Plan Amendments within Cherry Valley (GPA240047, GPA240052, and GPA240054), this email is a notification to inform you that all of the above GPAs will be presented at the Board of Supervisor's Meeting on Monday, December 16, 2025.

- GPA240054 has been removed from the Board of Supervisor's meeting scheduled on Monday, November 18, 2025. The currently circulating public notice states November 18th. However, as of Friday, October 24th, it has been rescheduled for December 16th. This will also be formally announced at the November 18th BOS meeting.
- GPA240047 is scheduled for December 16, 2025. A public notice has yet to be circulated, but will be for a 20-day timeline closer to the date.
- GPA240052 is scheduled for December 16, 2025. A public notice has yet to be circulated, but will be for a 20-day timeline closer to the date.

If you would forward this information as a notification to any others who may take interest and are not included in this distribution.

Please contact me if you have any questions. Thank you!

Candice Hughes

District 05 Principal Planner

Transportation and Land Management Agency - Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-1639

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
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County of Riverside California

Flores, Kate

From: Callie Atencio <callieatencio@gmail.com>
Sent: Monday, January 12, 2026 3:51 PM
To: Clerk of the Board; Hughes, Candice
Cc: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3 Information; District 4 Supervisor V. Manuel Perez; District 5; TLMA Planning Hearings
Subject: Opposition to Cherry Valley projects - GPA 240047, 240052 and 240054

Callie Atencio
10664 Nancy Avenue
Cherry Valley, CA 92223
callieatencio@gmail.com
(909) 838-2579

January 11, 2026

Riverside County Board of Supervisors, Riverside County Planning Dept
Attn: Yxstian Gutierrez, Candice Hughes
P.O. Box 1409
Riverside, CA 92509-1409

RE: Opposition to Cherry Valley projects numbered - GPA 240047, 240052 and 240054

I am writing today to voice my disapproval of the above projects involved in changing Cherry Valley's General Plan from 1 acre down to ½ acre parcels. My husband and I lived in northern San Bernardino for over 35 years on a 5 acre horse ranch. We lost our neighborhood and had to sell our house to the same real estate person that is the owner of one of these projects (240052). We moved to Cherry Valley specifically because of the zoning of one house to one acre parcels knowing that we would be somewhat protected to continue our type of lifestyle. My husband and son built a modest little home that my husband and I designed. I retired from teaching in 2024 to take care of my husband and he passed away, in our home, in March of 2025. This house is all that I have left of him. I am currently working on building a horse ranch/boarding facility as I need to make a new life for myself since his passing. Your approvals of these projects will eventually end my lifestyle and that of many neighbors around me who use their land for their livelihood. Tract homes were not meant for Cherry Valley and I fear that with the excess of 160+ homes being built it won't be long before people will petition to remove the cattle and horse ranches because of the smell and the flies, just as they did with the chicken ranches.

I can complain to you about the many problems that these projects will create such as traffic, sewer and water issues. These are valid concerns and Cherry Valley is definitely not ready to accommodate this many people, but I know how these things are mitigated by the county in the developer's favor because of the revenue created by the projects. Unfortunately, this is not my first rodeo in these circumstances, and it makes me wonder when is enough going to be enough? Why do I have to keep moving my entire life and household to protect my lifestyle?

Let me state this very clearly for you - no one, not anybody in Cherry Valley, wants to change the general plan to ½ acre parcels. This is a very special area and should be protected and preserved. We do not need tract homes from the freeway to the mountains. I am sorry that the developers for the 80 acre project (240047) cannot do what they originally intended for their land, but that does not mean they should go against the wishes of the community and change to ½ acre parcels. What gives them the right to change our lifestyle and our entire community? They should come here willing to work within the previously set parameters of 1 house to 1 acre and the resident's accustomed lifestyles. The lady on the PC told me that I would adjust to this

22.1

because she lives in the city of Riverside on half acre parcels and they are very nice. I went and looked at ½ acre parcels and came to the conclusion that half acre mini ranches are a joke. It is just not possible.

The project (9+ acres 240052) to the north of me should have never been approved. All of the surrounding properties on the east side of Nancy are multiple acre lots. Nobody at the PC meetings supported it. The only reason it was passed was because members could not remember how they voted on the larger projects across the street. They could not remember because they were not in attendance.

So in conclusion, let us be the ones to do the right thing. Let us be the ones to leave the little pockets for survival and balance in the ecosystem. Let's continue to share the stars we can see with 1 acre parcels instead of obliterating them with ½ acre parcels. Let continue to share the mountain views instead of blocking them with ½ acre housing tracts. Lets continue to share the open spaces with the critters, owls and hawks that rely on this place for their livelihoods. Let's continue to share the slower pace of life here - let's not erase it as the ½ acre parcels and over 160 houses would so clearly do.

I am asking you to do the right thing because it is imperative that we make these hard decisions to support the community of Cherry Valley and their lifestyles. This is why I am so disappointed with Supervisor Gutierrez's decision to recuse himself from these projects. Does this mean he will recuse himself from every project in Cherry Valley? If that is so, where is the representation for our community? I will most definitely not vote for him in the next election cycle. We need someone who has backbone and is willing to speak up for us and protect our community and its established way of life.

We are not opposed to progress, we just want you to hold to the status quo and protect this special area. We do not need tract houses from the freeway to the mountain. Please leave that to Beaumont and protect Cherry Valley as the agricultural area it has always been. All of us know that if you allow these projects to go through we will lose the very character of the area. It is a special place that needs your protection and help. We are counting on you to do the right thing and make the hard decisions - every one involved can have a win-win situation if you keep the General Plan to one 1 acre per house.

Thank you for your time.

Callie Atencio

Flores, Kate

From: Acquia Mail
Sent: Monday, January 12, 2026 11:21 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select https://rivcocob.org/request-to-speak and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on January 12, 2026

Submitted values are:

First Name
Blair

Last Name
Ball

Address (Street, City and Zip)
Cherry Valley

Phone
9512353954

Email
lazyb1@verizon.net

Agenda Date
01/13/2026

Agenda Item # or Public Comment
22

State your position below

22.1

Oppose

Comments
January 12,2026

Re: Opposition to Proposed Rezoning in Cherry Valley — January 13,2026 Supervisor meeting.

Dear Honorable Supervisors,

I am writing to express my strong opposition to the proposed rezoning in Cherry Valley that would reduce minimum lot sizes to ½ acre. This proposal threatens the long-established character, land-use expectations, and rural identity of our community.

Cherry Valley has been recognized for decades as a Community of Interest (COI) within Riverside County. The group known as Cherry Valley acres and Neighbors is likely the most active COI group in the county and promotes one acre lot minimums. As residents, we have consistently participated in county-directed planning processes and followed the guidelines set forth to preserve and manage our rural lifestyle. Our community, as well as the county general plan, has maintained a one-acre minimum lot size for over 40 years, a standard that has protected our open-space character, agricultural suitability, and quality of life.

The current push for ½-acre zoning is being driven not by long-term community needs, but by out-of-county developers seeking to increase density beyond what is appropriate or sustainable for Cherry Valley. While we are not opposed to development with one acre minimum lot sizes, we firmly oppose this reduction in lot size, which would undermine the rural fabric of our community and the planning principles we have adhered to for generations.

Large animals such as horses, cattle, goats, and similar livestock are integral to the identity and daily life of Cherry Valley. The ability to responsibly maintain these animals relies on the one-acre minimum zoning standard and in accordance to county standards. Shifting to ½-acre lots would make this impractical or impossible for new residents to raise large animals causing irreversible harm to the current lifestyle and land-use patterns that define our community. New homeowners of smaller lots may be offended with the sounds, smells and activities produced by farm animals and could well seek to eliminate farm animals being raised by current acre lot owners. We urge this board to represent the citizens of Cherry Valley and deny the zone changes proposed on this agenda item and adhere to one acre lots for development just as the rest of us were required to do over the past 40 plus years.

Sincerely,

Dr. Blair M Ball, O.D.

Cherry Valley COI committee member

+6

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: Mary Daniel

Address: P.O. Box 2041

City: Beaumont **Zip:** 92223

Phone #: (951) 845-1475

Date: 1-13-2026 **Agenda #** 22.1 & 2 & 3 ✓ ✓ ✓

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

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

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

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

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

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

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

x6 ✓

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: Kristina Vanderburg

Address: 10712 Nancy Ave

City: Cherry Valley CA **Zip:** 92223

Phone #: 951-312-8441 ✓

Date: 1-13-26 **Agenda #** 22.1 22.2 22.3

PLEASE STATE YOUR POSITION BELOW:

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

____ Support X Oppose ____ Neutral the commercial aspects of the proposal

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: Mary Daniels & Callie Atencio If she needs it

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

(Revised: 04/23/2025)

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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: Callie Atencio

Address: 10664 Nancy Ave

City: Cherry Valley Zip: 92223

Phone #: 909-838-2579

Date: 1-13-24 Agenda # 22.1.2+3

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support __X__ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: —

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: Sharon Hamilton

Address: 39880 Grand Ave

City: Cherry Valley Zip: 92223

Phone #: 951-236-4835

Date: 12/13/2024 Agenda # 22.1, 22.2, 22.3

PLEASE STATE YOUR POSITION BELOW:

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

_____ Support (X) Oppose _____ Neutral

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(Revised: 04/23/2025)

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