

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



ITEM: 22.1
(ID # 27073)

MEETING DATE:

Tuesday, March 11, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240010 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG:AG) & Rural Community: Low Density Residential (RC:LDR) to (Open Space: Recreation (OS:R), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential, and Community Development: Mixed Use Area (CD:MUA) to allow for submittal of an application for a specific plan for a housing development consisting of approximately 85 residential units of varying lot sizes, a private 9-hole golf course with golf academy and associated operations, community clubhouse, and associated amenities as well as both active and passive use park space. 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 GPA240010 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Applicant: John Gamblin c/o Discovery Land Co. – Engineer / Representative: Lance Retuya c/o T&B Planning, Inc. – Existing Zoning: A-1-20 (Light Agriculture), R-A-2 (Residential Agricultural), R-1-20000 (One-Family Dwellings), and R-5 (Open Area Combining Zone-Residential Developments) – Existing Land Use: Agriculture (AG:AG) & Low Density Residential (RC:LDR) – Location: north of 54th Ave., east of Monroe St., south of 52nd Ave., and west of Jackson St.– APN(s): 780-010-012, -013, -014 and 780-020-001, -002, & -003 – 173.85 Gross Acres – District 4. [Applicant Fees 100%]

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

Continued on page 2

ACTION:Policy

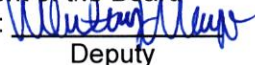

John Hildebrand, Planning Director 3/4/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240010 and requiring the applicant submit the implementing project within 6 months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 11, 2025
xc: TLMA-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:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240010**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT No. 240010** and requiring the applicant submit to the County the implementing project within 6 months.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240010 (FC-GPA240010) is a proposal to amend the project site's Foundation Component from Agriculture: Agriculture (AG:AG) & Rural Community: Low Density Residential (RC:LDR) to (Open Space: Recreation (OS:R), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential, and Community Development: Mixed Use Area (CD:MUA) on six parcels, totaling 173.85 gross acres, to allow for submittal of an application for a specific plan for a housing development consisting of approximately 85 residential units of varying lot sizes, a private 9-hole golf course with golf academy and associated operations, community clubhouse, and associated amenities as well as both active and passive use park space.

The six parcels are located north of 54th Avenue, east of Monroe Street, south of 52rd Avenue, and west of Jackson Street.

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.

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Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240010) 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

GPA240010 is a proposal to amend the project site's Foundation Component from Agriculture: Agriculture (AG:AG) & Rural Community: Low Density Residential (RC:LDR) to (Open Space: Recreation (OS:R), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential, and Community Development: Mixed Use Area (CD:MUA). The parcels are located in the Vista Santa Rosa policy area.

The policies contained within the Vista Santa Rosa policy area (ECVAP 1.1.a. through ECVAP 1.2) encourage conversion of farmland to other uses, require multi-purpose trails for all development proposals, and seek to encourage a "harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities" in the area.

If the initiation for GPA240010 is approved, the applicant intends to apply for a specific plan for a housing development consisting of approximately 85 residential units of varying lot sizes, a private 9-hole golf course with golf academy and associated operations, community clubhouse, and associated amenities as well as both active and passive use park spa.

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 most intensive land use designation permitted within the proposed Open Space (OS) Foundation is the Mineral Resources (OS: Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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 Medium Density Residential (CD: MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

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The proposed Recreation (OS:R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

The proposed Mixed Use Area (CD: MUA) designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Changes to Applicant Proposal

After the initial submittal of the FCGPA application and public hearing before the GPAC Committee and Planning Commission, the Applicant submitted a change to the proposed foundation change request to designate 20 acres near the center of the project site as the Mixed Use (CD: MUA) land use. The current proposed land use map is attached as Exhibit E: Applicant's Exhibits.

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 both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA No. 240010 (GPA240010) was held before the General Plan Advisory Committee on October 21, 2024. No public comments were received or presented to the GPAC Committee. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments and made recommendations.

After discussion, the Committee closed the public hearing.

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

Support: 2nd, 3rd, and 5th Districts

Against:

Neutral:

Not Present: 1st and 4th Districts

Abstain:

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Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240010 (GPA240010) was held before the Planning Commission on November 20, 2024. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included comments that the project proposal looked complementary to what currently exists, that it fits in with the surrounding community, and that it has the potential to be a nice project.

After discussion, the Commission closed the public hearing.

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

Support: 1st, 2nd, 4th, and 5th Districts

Against:

Neutral:

Not Present: 3rd District

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment not the General Plan Amendment, itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved, 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

- Exhibit A – Map of Vicinity**
- 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 Hearing Package**
- Exhibit G – PC Hearing Package**

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STATE OF CALIFORNIA



Jason Farin, Principal Policy Analyst 3/6/2025



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

49

Hearing Date: March 11, 2025

To: Clerk of the Board of Supervisors

fm

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 27073

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240010 to change the General Plan Foundation Component of six (6) parcels from Agriculture: Agriculture (AG:AG) & Rural Community: Low Density Residential (RC:LDR) to (Open Space: Recreation (OS:R), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential, and Community Development: Mixed Use Area (CD:MUA) to allow for submittal of an application for a specific plan for a housing development consisting of approximately 85+ residential units of varying lot sizes, a private 9-hole golf course with golf academy and associated operations, community clubhouse, and associated amenities as well as both active and passive use park space. 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 GPA240010 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Existing Zoning: A-1-20 (Light Agriculture), R-A-2 (Residential Agricultural), R-1-20000 (One-Family Dwellings), and R-5 (Open Area Combining Zone-Residential Developments) – Existing Land Use: Agriculture (AG:AG) & Low Density Residential (RC:LDR) – Location: north of 54th Ave., east of Monroe St., south of 53rd Ave., and west of Jackson St. – APN(s): 780-010-012, -013, -014 and 780-020-001, -002, & -003 – 173.85 Gross Acres – Planning Contact: Richard Marshalian at RMarshalian@rivco.org or (951) 955-2525.

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspapers: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (Press Enterprise & Desert Sun) |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GIPI) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

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

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

"Planning Our Future... Preserving Our Past"

22.1

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.

Flores, Kate

From: Brad Anderson <ba4612442@gmail.com>
Sent: Sunday, March 9, 2025 3:35 PM
To: Clerk of the Board
Subject: Public Comment, Agenda Item: 23.1 (PUBLIC HEARING) - Riverside County Board of Supervisors meeting of March 11, 2025 (10:AM)

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

March 10, 2025

Riverside County Board of Supervisors (BoS)
County Administrative Center
First Floor - Board Chambers
4080 Lemon St.
Riverside, CA. 92501
Attention: Clerk of the Board of Supervisors

Re: Written letter to be entered in the Public record and made available for public inspection for the March 11, 2025 (10:AM) Riverside County Board of Supervisors (BoS) meeting - Agenda Item: 23.1 (Public Hearing) change of Zoning (General Plan amendments) GPA240010

Dear current Riverside County Board of Supervisors (BoS),

Please review my written statements listed below prior to the consideration of agenda item: 23.1 (PUBLIC HEARING)

Position: In opposition

It's highly recommended that this proposal be postponed (tabled) until a broad range of community outreach is performed.

Area organizations such as Riverside County "Vista Santa Rosa Community Council" and "Southern Coachella Valley Community Service District" should be contacted with public outreach being conducted through those local governmental agencies along with nearby School District and a local Cemetery District. It's suggested that Public Hearing notifications for this proposal be increased to Five Hundred (500') feet from the Three Hundred (300') foot requirement that's currently in place.

It's reasonable to consider (suspicious) that general public (residents) comments were not received in opposition and/or support of this project (change to prior request). It's very likely that local communities that will be affected by this proposal - simply are unaware of it.

Sincerely,

Brad Anderson | 37043 Ferber Dr. Rancho Mirage, CA. 92270

Flores, Kate

From: Ellen Trover <etrover@gmail.com>
Sent: Sunday, March 9, 2025 12:33 PM
To: Clerk of the Board
Subject: Foundation Component Genal Plan Amend. 240010
Attachments: Supervisor letter.pdf

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

Greetings: Please submit the attached PDF Comments to the BOS for the Tuesday, 3/11 Hearing. Thank you, Ellen Lloyd Trover

March 9, 2025

TO: The Riverside County Board of Supervisors

RE: Proposed Initiation of Foundation Component General Plan Amendment No. 240010 (GPA240010) In the fourth Supervisorial District

Hearing: Tuesday March 11, 2025 at 10 A.M.

As I stated in attached Comments to the Planning Commission, my family believes it is premature for the Board to even consider the proposed Amendment **since it is inconsistent with the California requirement that General Plan Land Use Elements be consistent with the goal of minimizing exposure of community residents to excessive noise.** Vista Santa Rosa residents are already bombarded by noise and traffic from the "classic" rural/urban interface problems of traffic and parties. However, the situation here is not the typical "high school kids" occasional parties, but often large commercial ventures at temporary venues as described in the attached Comments.

We also believe the County needs a stronger Right to Farm Ordinance and protections; VSR agricultural and livestock operations are largely owned by local business people, and operated by local workers, dealing with an extremely harsh climate a third of the year, to provide food for our increasingly isolationist country.

The proposed project is being designed to attract retirees who will only increase the pressure on the Sheriff's Department to close down loud venues and police traffic and pedestrians on and along unlighted two lane roads.

We receive little to no Notice of parties within two miles of our homes (yes noise carries that far on the desert floor), and no information on terms of permits even when issued. When we call, Sheriff's dispatchers want us to tell them the exact location of the noise. My husband is 80, I am 77, our daughter is 47, we are hesitant to drive around dark streets, with wandering (possibly drunk) pedestrians, cars parked along the sides, and excessive traffic, trying to locate addresses, which if the venue is set back from the road, may or may not be visible. I personally, have been up at 4AM, watching people wander around in the dark on foot by my house, due to a party a quarter of a mile away.

If you want to create an entertainment district, then identify it and set rules, if you want to create an "urban" residential district, set and enforce that type of rule. Although not officially adopted, we thought the VSR Plan was an attempt to organize and buffer uses. This is just chaos.

Respectfully submitted,
Ellen Lloyd Trover, Trustee
82150 54th Ave.
Vista Santa Rosa, CA
92274

Comment on Notice of Hearing:

The Notice of this hearing is dated February 27, 2025, the postmark is dated February 28, 2025, and we received it on March 7, 2025. This undoubtedly complies with State law, but does not give adequate notice to those of us who work and/or have medical tests and appointments scheduled. Not everyone has a computer, and being able to attend a hearing 80 miles away from our home/farm, requires more planning.

November 15, 2024

TO: The Riverside County Planning Commission

RE: Proposed General Plan Amendment No. 240010 (GPA240010) Foundation Component

Hearing Nov. 20, 2024, 9A.M.

While not in favor of the proposed General Plan Amendment, we think it is premature since California requires General Plan Land Use Elements be consistent with the goal of minimizing exposure of community residents to excessive noise. More consideration, and possible modification, should be given to existing noise conditions and enforcement of the General Plan Noise Element and the County's Noise Ordinance in the Eastern Coachella Valley **before such requests are considered for approval.**

The subject property is located on the eastern side of Monroe Street, between Avenues 53 and 54. We live (in a house built by my parents in 1950) on the 40 acre property on the northeast corner of Monroe Street and 54th Avenue; I have attached a modified copy of the map sent with the Notice of this hearing; our property is adjacent to the project on its southwest corner, as indicated by the crosshatches and labeled "Trover." Additionally, in our Section, there are parcels labeled I, II and III respectively, which are the sites of what I will call "party houses" and discuss below.

Coachella & Stagecoach Music Festivals: the subject property is within a two miles radius of the Polo Grounds, famous for their venues being used by the *Coachella Music Festival* and *Stagecoach*. Since those festivals began in the 1990s, many modifications have been made to their operations, particularly with respect to noise, traffic, and road closures **as a result of complaints** by both rural neighbors and residents in newer gated/residential developments near the venues, both in the Cities of Indio and La Quinta and those of us in the unincorporated County. While they continue to be a Nuisance to the community, they are at least only 3 weekends a year.

However, the party goers do not limit their "partying" to the formal venues, but also attend events at an increasing number of private properties in the area, but that is not even the primary concern we are voicing today. The problems are the frequent parties in the greater area at what we locals call "party houses," throughout the year (not just on festival weekends). In warm weather, these events often take place (totally or partially) outdoors and last into the early morning hours, and indeed, some continuing for days, violating the County Noise Ordinance.

Many of these private properties are essentially AirBnBs owned by non-residents, and rented out specifically for parties at tens or hundreds of thousands of dollars per event. There are two so called party house properties in the half Section bounded by Monroe St. (west), Jackson St. (east), 53rd Ave. (north), and 54th Ave. (south). At Community Council Meetings, we hear complaints from residents on the west (La Quinta) side of Monroe Street and north of 53rd Avenue that there is another venue is located on Monroe St. between 52nd and 53rd Avenues with

excessive noise, traffic, and cars parked blocking public roads, but that is mainly a problem during the music festivals. To complain to the Sheriff's Department, we are asked for the location of the noise; honestly we do not want to go out, driving around in the dark looking for locations, even though the sound carries. These are not all the locations of complaints in Vista Santa Rosa, only some very near the land subject to this application. There are a lot of properties sitting back from the major public roads, which complicates private citizens locating the sources of the sound. Indeed, Nov. 13th, we heard fireworks near our home, and when we went outside loud music was coming from the South.

Party House I: At the 8 bedroom (9.5 bath) house to the immediate east of us, on a 20 acre parcel adjacent to the proposed amendment, parties are frequently held with outdoor amplified music; from the primary party site to our home (which has double-pane windows and other insulation materials installed to dampened sound), it is over 1300 feet, and we can still often hear the music inside our home. Cavallo Ranch advertises on the internet, including party facilities, for \$4000 (+) per night (depending on date and event). **We have filed numerous complaints with the Sheriff's Dept. and Code Enforcement, as have our neighbors; the Sheriff's dispatch apparently does not know the terms of permits if there are any. We receive no advance Notice when there will be a party, that Permits are issued, or what terms/restrictions apply.** Indeed, once we even had an aerial fireworks display shot across our property line and above our date orchard, which was not only loud, but also dangerous as date fronds are highly flammable. The Fire Department dispatcher could not tell me if a fireworks permit had been issued.

Party House II and parcel III: Another party venue (II; 11 bedrooms/11 baths) is located at the southwest corner of Jackson St. and 53rd Ave. just to the east of the proposed Amendment (II); adjacent to that, and part of the advertised "Estate" is a 10 acre sand lot for "off-roading" (III). We can also hear some of their parties a mile away. These properties are rented out for thousand of dollars per night and are listed on the internet (if you look up Zenyara, you will find it was, at least once, rented out for \$350,000 for a single weekend).

Real people live in Vista Santa Rosa: We need to sleep, **even on weekends**, many get up early to work on farms, **even on weekends**; many of our agricultural workers operate heavy equipment, and machinery driven by tractor PTOs, and/or use ladders, machetes, power tools, etc. **Exhaustion can play a major role in injury**, even for properly trained personnel. Also, our children need regular sleep to perform well in school and grow up healthy. As we noted above, we do not receive advance Notice of party permits, nor their terms, much less have access to that information during the party so we would know if we are wasting our time to call the police. When a Deputy is sent out often the music is turned down, only to be turned up again when he/she leaves. We have no way to contact Code Enforcement during the night, and filing a complaint either is not acted upon, or the violators just write off the fines as a "cost of business."

If the County is going to allow more residential development in this area, it should have a duty to current, as well as future, residents to develop enforceable noise ordinances and allocate resources for enforcement, consistent with California Health and Safety Code provisions, and the

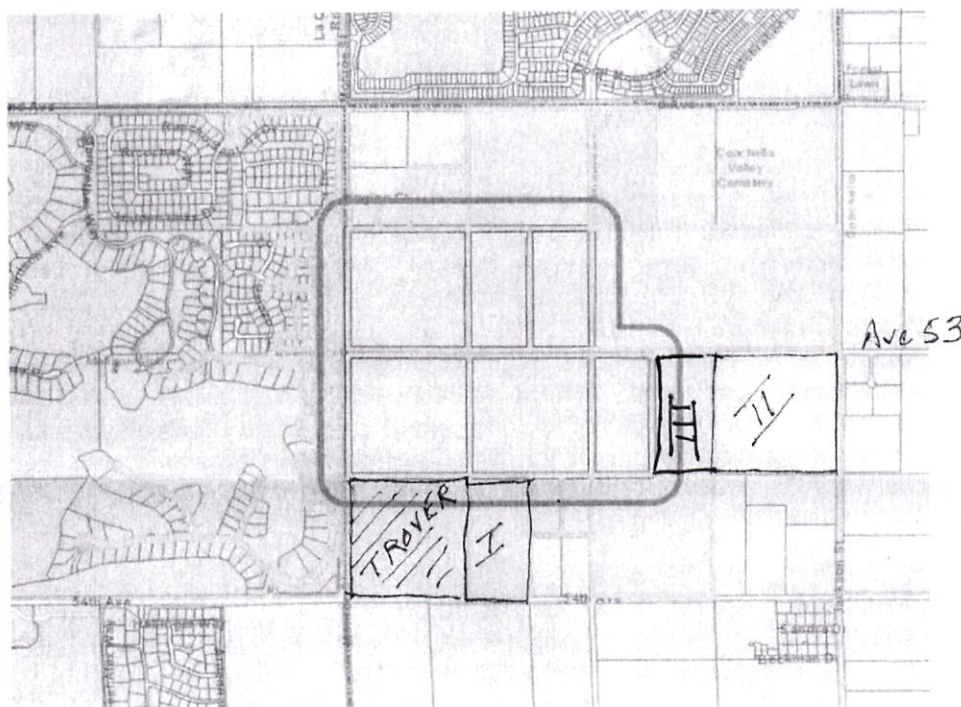
Penal Code. Unfortunately, the County has instead voted to issue permits for parties lasting into the early morning hours and, has passed the Ranchos Ordinance, which if properly enforced may not cause that much trouble, but if not enforced only encourages parties that violate Ordinances and permits either intentionally or unintentionally.

This is a serious problem that will be exacerbated by Amendments to the Land Use Element of the General Plan such as this proposal. There will be only more and more calls to the Sheriff's Department, diverting them from more significant law enforcement duties. I am sure very, very few deputies go into the department with the goal of policing loud parties.

What people do on their own property should be up to them, unless they infringe on their neighbors. I and my family respectfully ask that you **not grant the request for a change of Foundation Component until realistic action is instituted to curb the noise and traffic/parking abuses**; if for no other reason than to stop an additional 85 households calling the Sheriff's Dept. in the middle of the night, and possibly even more traffic problems.

Respectfully submitted,
Ellen Lloyd Trover, Trustee
82150 54th Ave.
Vista Santa Rosa, CA
92274

PROJECT/ PROYECTO: GPA240010



Maps and data are for reference purposes only. Map features are approximate.
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.

Flores, Kate

From: McManigal, Brent <BMcManigal@fennemorelaw.com>
Sent: Monday, March 10, 2025 5:10 PM
To: Clerk of the Board; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5
Cc: tarek urbanestgroup.com; Don Kelley; Ramirez, Marlene Y.; mclancy@haagenco.com
Subject: 3-11-25 Board Hearing - Agenda Item 23 - General Plan Amendment - Comment Letter
Attachments: Board of Supervisors Letter - Opposing GPA 240010 - Agenda Item 23.pdf

Importance: High

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

Dear Board of Supervisors and Clerk of the Board,

Please see attached comment letter for Agenda Item 23 – Transportation and Land Management Agency/Planning: Initiation of Foundation Component General Plan Amendment No. 240010 (GPA 240010).

Thank you,

Brent McManigal

Brent R. McManigal
Director

FENNEMORE.

550 E Hospitality Ln, Suite 350, San Bernardino, CA 92408 T: 909.723.1807 | F: 909.890.9877
bmcmanigal@fennemorelaw.com | [View Bio](#)



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FENNEMORE.

Brent R. McManigal
Director
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San Bernardino, California 92408
PH (909) 723-1807 | FX (909) 890-9877
fennemorelaw.com

March 10, 2025

Sent VIA Email to: cob@riveco.org
District1@riveco.org
District2@riveco.org
District3@riveco.org
District4@riveco.org
Disctrict5@riveco.org

Chairman and Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, California 92501

Subject: General Plan Amendment 240010 – Agenda Item 23 on March 11, 2025 Board Agenda

Dear Chairman and Board of Supervisors:

I am writing on behalf of the Haagen Company and its concerns with General Plan Amendment 2400010. The Haagen Company owns property east of and adjacent to the proposed project as well as other properties in the area. Our concerns with the Project revolve around the closure and vacation of Avenue 53, only.

We have reviewed the Staff Report and exhibits for the public hearing as well as the Exhibits, none of those documents identify or discuss the closure of Ave 53. In fact all of the exhibits attached to the current staff report identify and give the impression that Ave 53 will remain open. Only the Applicant's land use exhibit (Exhibit "E" to the Staff Report) shows the removal of Ave 53 though the Project. This Project, if approved will remove Ave 53 between Monroe Avenue on the west and Arabia Street on the east (if Arabia intersected Ave 53). The vacation of Ave 53 has not been disclosed in any of the Public Hearing Notices or the staff reports to the GPAC or Planning Commission. The failure to disclose the closure of Avenue 53 in any of the County reports and notices is prejudicial error and does not provide complete facts to the property owners and decision makers. This prejudicial error must be corrected.

The Haagen Company currently has a General Plan Amendment pending before the County for its Property immediately east of this Project. That Project relies on Ave 53 for access.

FENNEMORE.

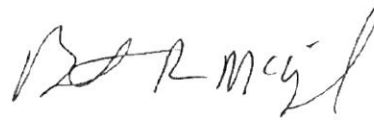
Chairman and Board of Supervisors
March 10, 2025
Page 2

Due to the failure to disclose the closure of Ave 53 as a part of General Plan Amendment 240010, we respectfully request this item be removed from the Agenda and sent back to the GPAC and Planning Commission with new accurate public notices being sent.

We appreciate your consideration and am available to discuss any questions you may have.

Respectfully Submitted,

FENNEMORE LLP

A handwritten signature in black ink, appearing to read "Brent R. McManigal", written in a cursive style.

Brent R. McManigal

BMCM/myr

RIVERSIDE COUNTY PLANNING DEPARTMENT

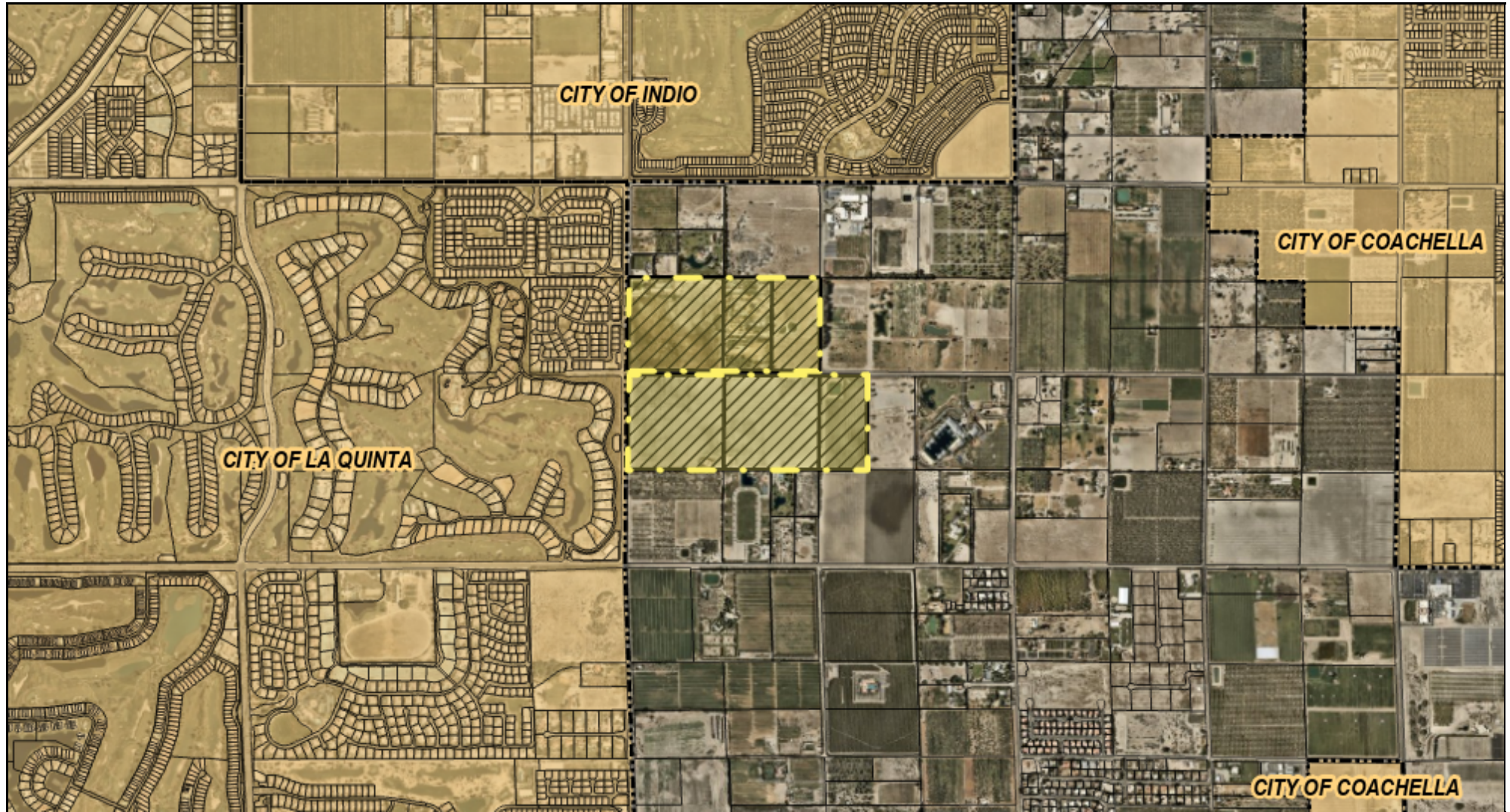
GPA240010

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

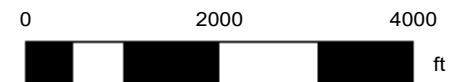
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District: 4

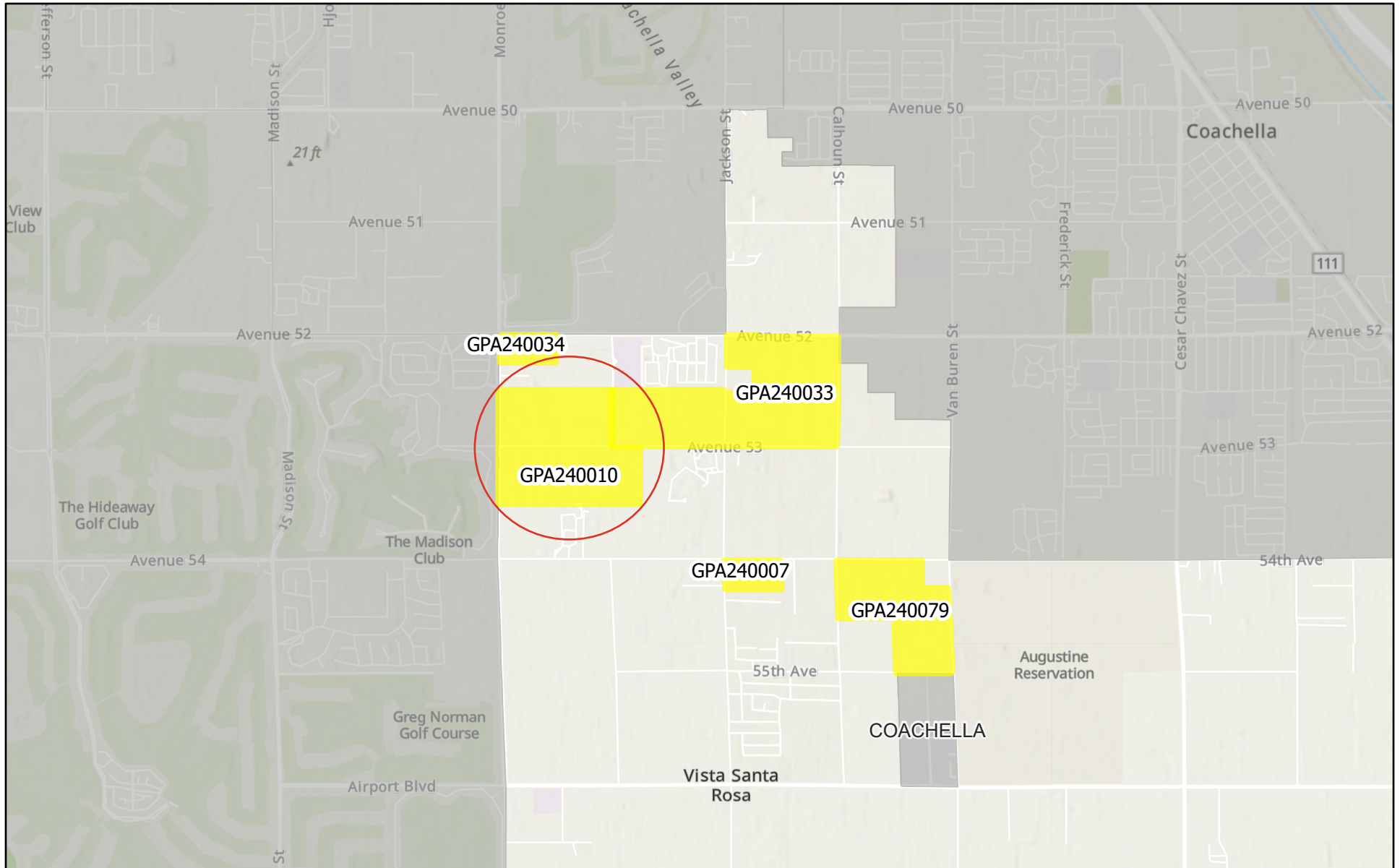


Zoning Area/District: LOWER COACHELLA VALLEY

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Foundation Component GPA Cycle Map



11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



1:46,747
0 0.33 0.65 1.3 mi
0 0.5 1 2 km

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240010

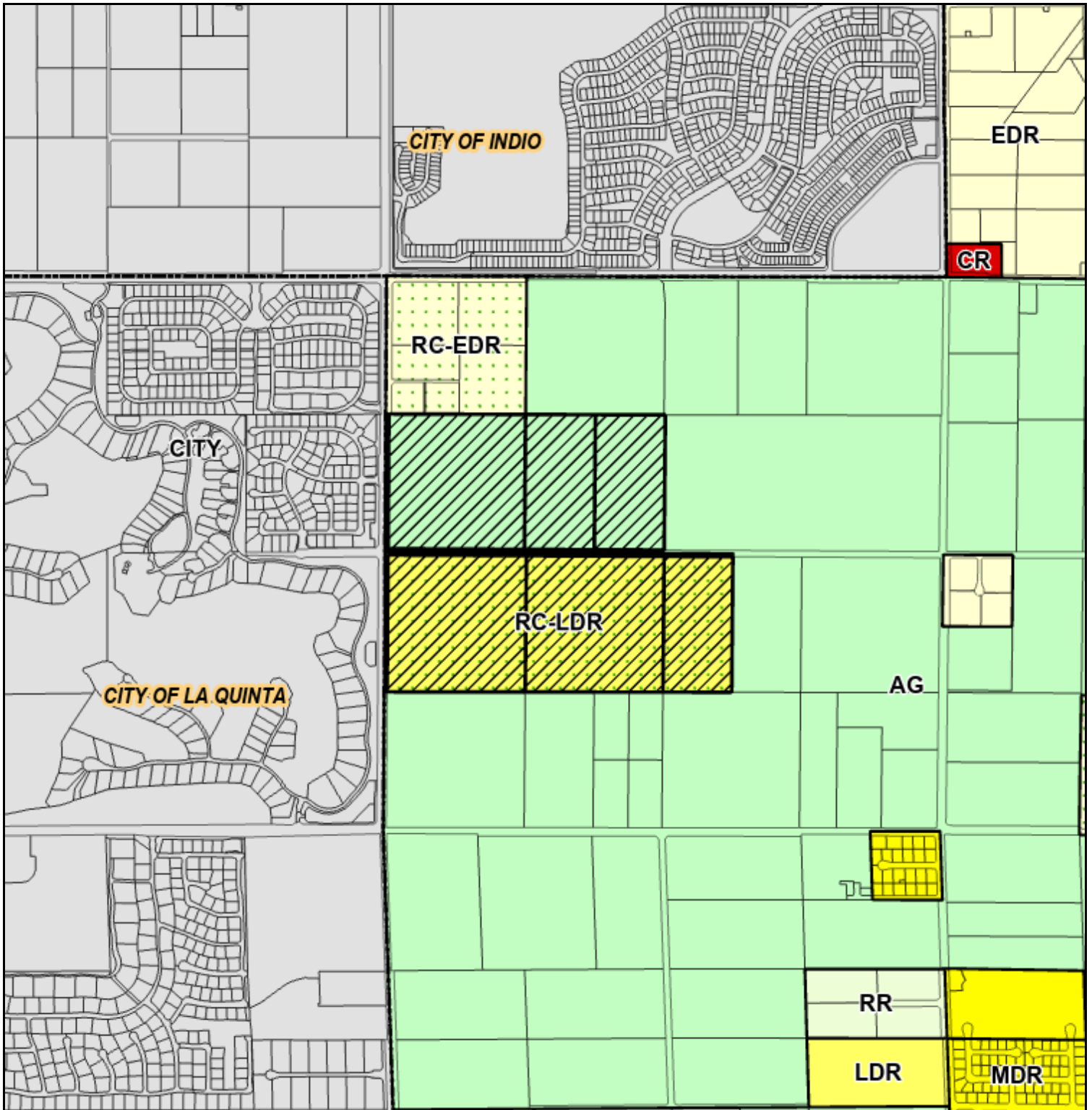
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 9-26-2024

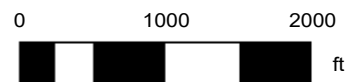
Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240010

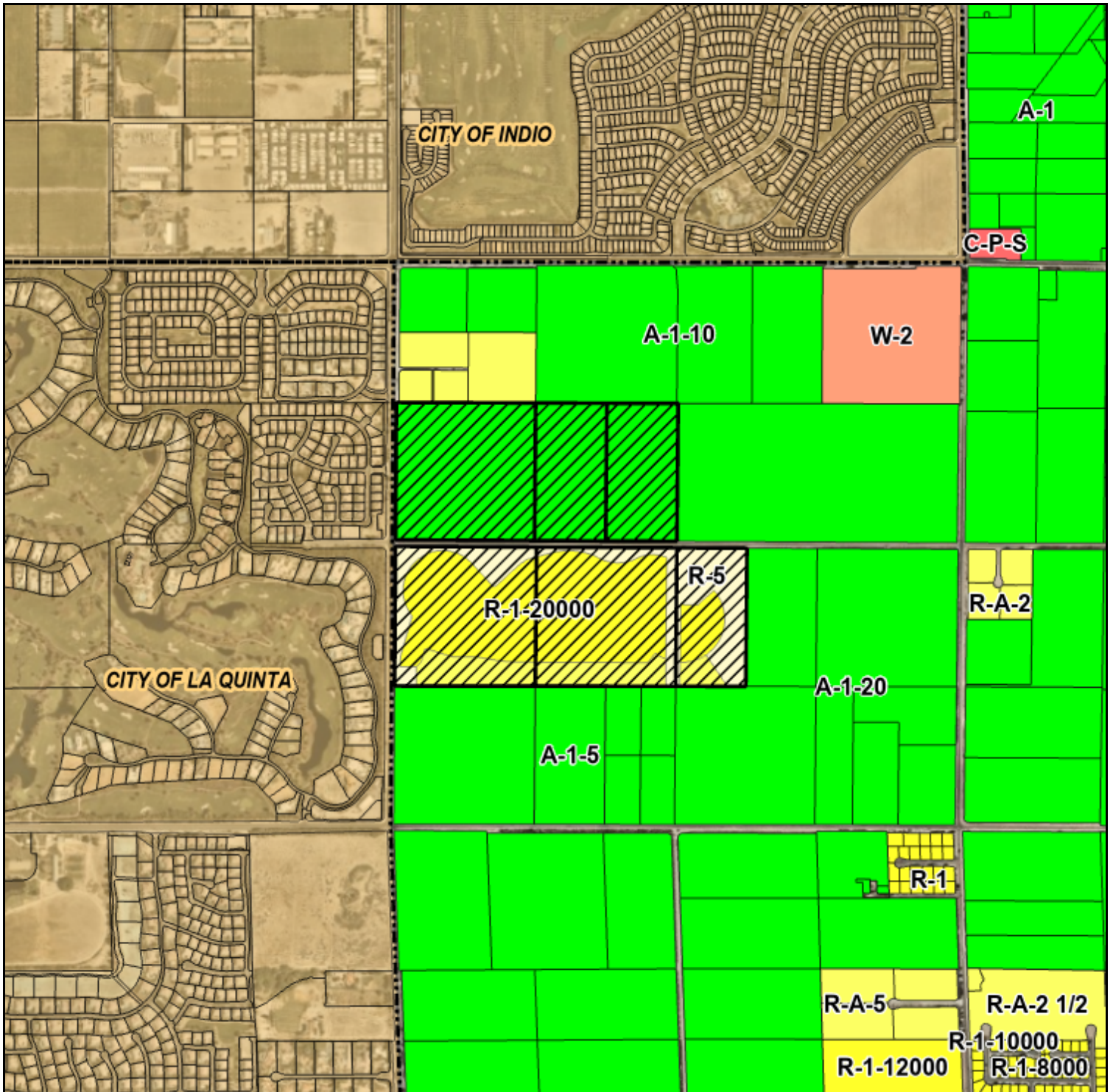
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

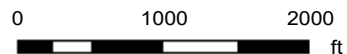
Date: 9-26-2024

Exhibit: 2



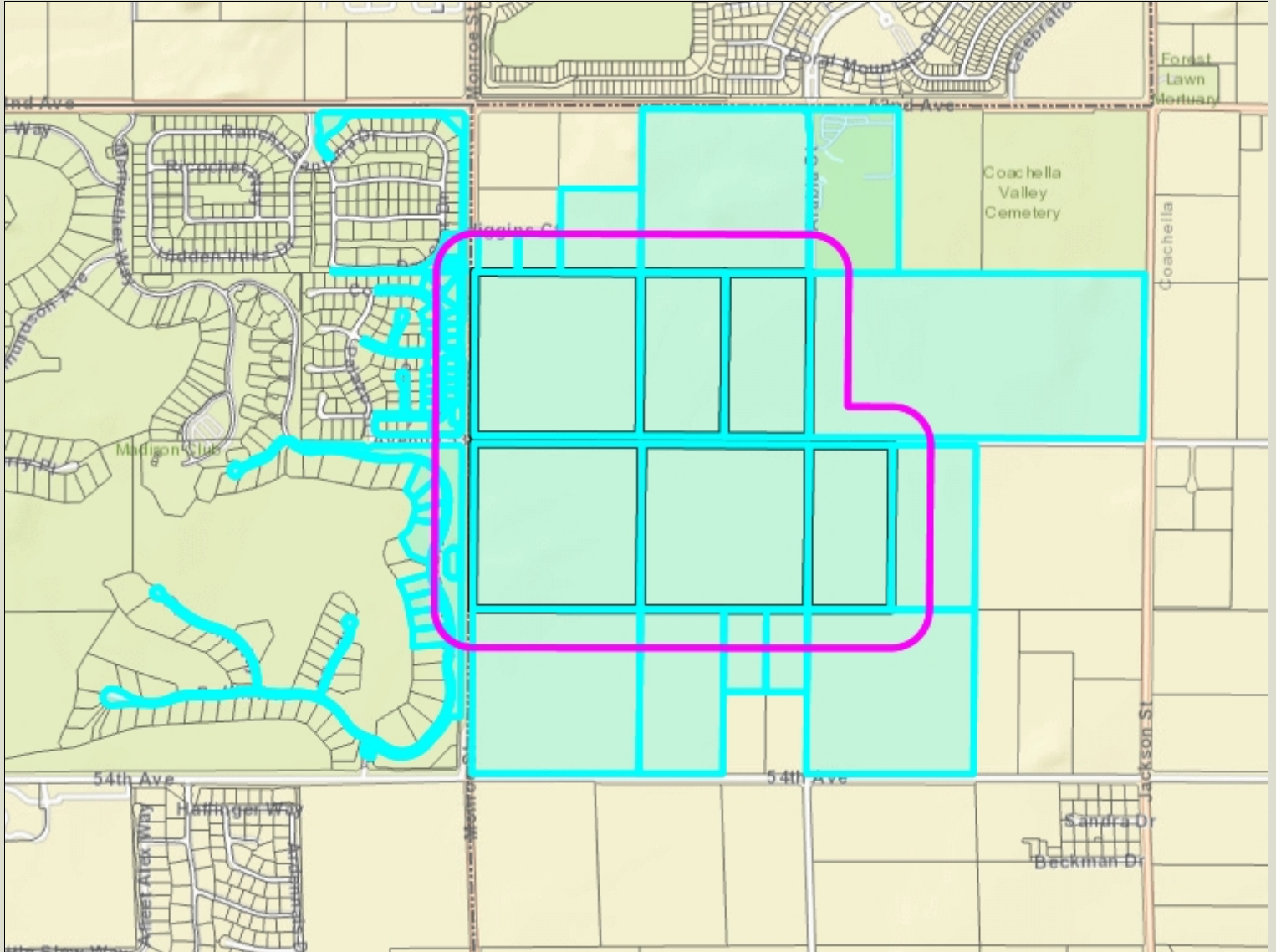
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Public Notice Radius

FC-GPA240010



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

300 ft. radius

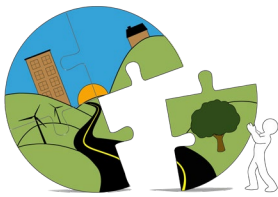


0 1,505 3,009 Feet

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

REPORT PRINTED ON... 2/21/2025 9:23:15 PM

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

FC-GPA No. 240010

Planning Case APN(s): 780010012 through 780010014, and 780020001, through 780020003

I, Richard Marshalian certify that on February 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: Richard Marshalian

SIGNATURE: _____

TITLE: Principal Planner

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

PHONE: (951) 955 - 2525

EMAIL: RMarshalian@rivco.org

779370001
RANCHO SANTANA HOMEOWNERS
ASSN
P O BOX 799
RANCHO MIRAGE CA 92270

779430031
RANCHO SANTANA HOMEOWNERS
ASSN
51350 DESERT CLUB DR NO 4
LA QUINTA CA 92253

779430034
ANET RODRIGUEZ AVILA
52400 DAY STAR DR
LA QUINTA CA 92253

779440012
ROBERTS GEORGETTE TRUST DTD
12/10/09
21731 VENTURA BLVD STE 300
WOODLAND HILLS CA 91364

779440013
CASA DE MOORE
732 VIN LIDO NORD
NEWPORT BEACH CA 92663

779440014
HUM 26
501 S BEVERLY DR # 220
BEVERLY HILLS CA 90212

779440019
WILLIAMS FAMILY TRUST 2019
706B 14A ST SE
CALGARY AB T2G3K8

779440020
ORANGEBLUE
950 TOWER LN FL 18
FOSTER CITY CA 94404

779440021
TIMOTHY J. KAINZ
PO BOX 610
LAKE STEVENS WA 98258

779440022
LONG DECEMBER
10960 WILSHIRE BLVD
LOS ANGELES CA 90024

779440049
VDW MADISON
53405 HUMBOLDT BLVD
LA QUINTA CA 92253

779470004
PERDENZA FAMILY REVOCABLE LIVING
TRUST
5365 CAMPO RD
WOODLAND HILLS CA 91364

779470005
ELVA VERONICA MARTINEZ
81961 ALEGRE
LA QUINTA CA 92253

779470006
ANTHONY R. FELLOW
122 A E. FOOTHILL BLVD # 102
ARCADIA CA 91006

779470007
RENE YVONNE DELLACQUA
74133 EL PASEO STE D
PALM DESERT CA 92260

779470008
HBVERN TRUST DTD 7/24/08
81984 CONTENTO
LA QUINTA CA 92253

779470009
COFFEY FAMILY LIVING TRUST DTD
8/12/91
81968 CONTENTO
LA QUINTA CA 92253

779470010
JEFFREY L. BEYER
81952 CONTENTO
LA QUINTA CA 92253

779470011
SHELDON SAFIR
52560 VINO
LA QUINTA CA 92253

779470012
SAUCEDA NAZARIO & REBECA LIVING
TRUST UTD DTD 9/28/21
52540 VINO
LA QUINTA CA 92253

779470013
JORGE CEJA VARGAS
52535 VINO
LA QUINTA CA 92253

779470014
JOHNNY FIAMENGO
52555 VINO
LA QUINTA CA 92253

779470022
SARTWELL FAMILY TRUST DTD 07/12/24
81945 CONTENTO
LA QUINTA CA 92253

779470023
KEVIN SPERRY
81961 CONTENTO
LA QUINTA CA 92253

779470024
PETER DACQUISTO
81948 VIA LA SERENA
LA QUINTA CA 92253

779470038
GLENN CONSUELO MARIA REVOCABLE
TRUST DATED 05/13/2024
2541 10TH AVE W
SEATTLE WA 98119

779470039
JOHN W. USELTON
81968 ALEGRE
LA QUINTA CA 92253

779470040
DEWALDT JONATHAN HICKS
81956 ALEGRE
LA QUINTA CA 92253

779470041
MARTIN ALFARO
81944 ALEGRE
LA QUINTA CA 92253

779470042
DARREN L. BUIUM
81932 ALEGRE
LA QUINTA CA 92253

779470051
CITY OF LA QUINTA
78495 CALLE TAMPICO
LA QUINTA CA 92253

779470053
CARMELA COMMUNITY ASSN
15 CUSHING
IRVINE CA 92618

779470056
CARMELA COMMUNITY ASSOC
42427 RANCHO MIRAGE LN
RANCHO MIRAGE CA 92270

779480004
CVWD
P O BOX 1058
COACHELLA CA 92236

779480013
MADISON CLUB OWNERS ASSN
P O BOX 1482
LA QUINTA CA 92247

780010004
DAVID SAYAH
PO BOX 5332
BEVERLY HILLS CA 90209

780010005
SAMAN ZAMAN
8800 BURTON WAY
BEVERLY HILLS CA 90211

780010006
KAYA MILALYA PROPERTIES
10230 W SUNSET BLVD
LOS ANGELES CA 90077

780010007
RON WARD
3870 AVD DEL SOL
STUDIO CITY CA 91604

780010008
COACHELLA VALLEY UNIF SCHOOL DIST
ACQ CORP
P O BOX 847
THERMAL CA 92274

780010012
DISCOVERY MM CLUB
14605 N 73RD ST
SCOTTSDALE AZ 85260

780010013
DA VALL EVERETT & SANDRA DA VALL-
AGNEW TRUST 11/18/1991
PO BOX 516
LINDSAY CA 93247

780010015
EMPIRE AIRPORT
12302 EXPOSITION BLVD
LOS ANGELES CA 90064

780020004
ZANZIBAR RANCH
320 N PARK VISTA ST
ANAHEIM CA 92806

780020006
ELLEN LLOYD TROVER
P O BOX 207
COACHELLA CA 92236

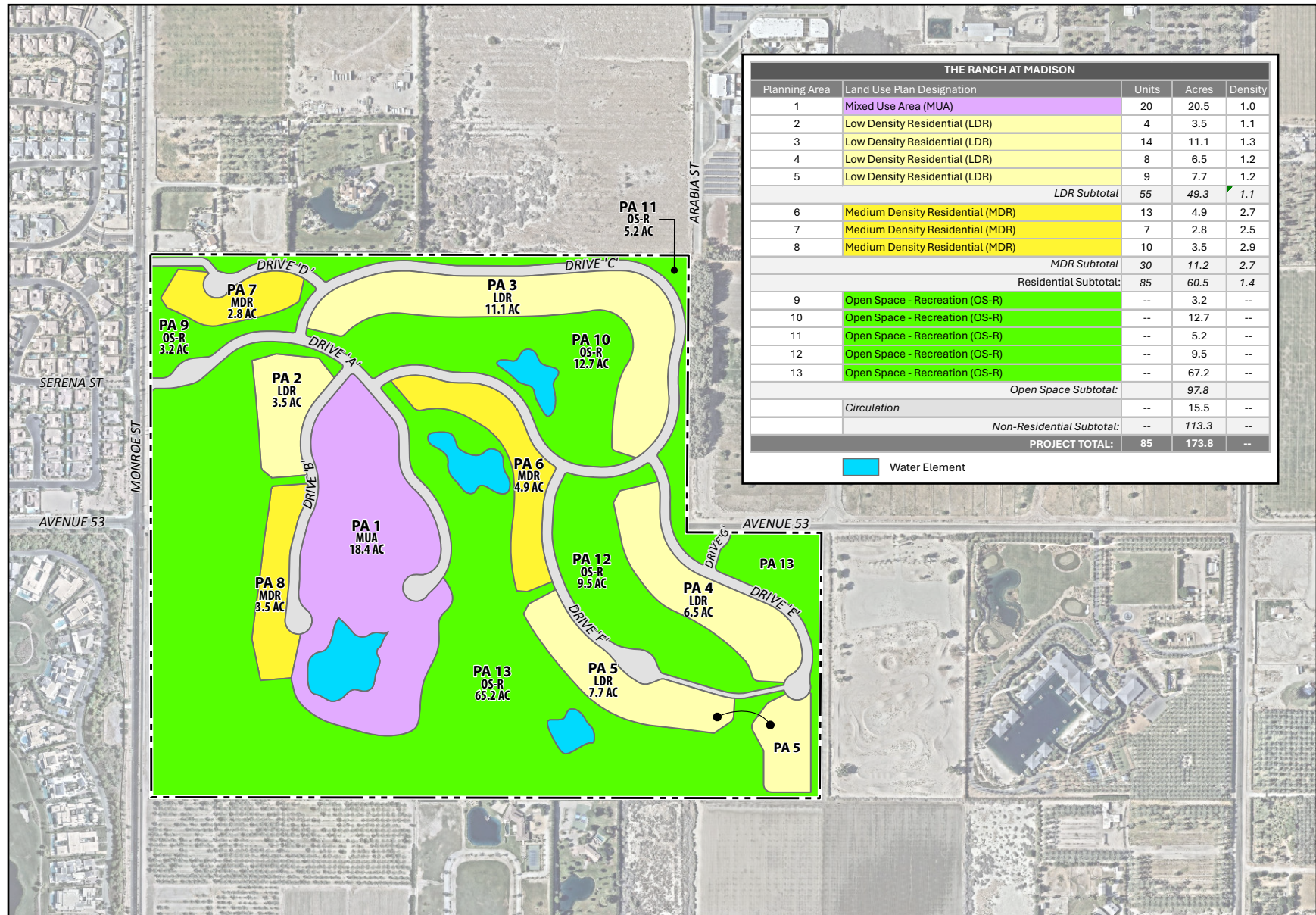
780020007
LONGLEY STABLES
PO BOX 470790
SAN FRANCISCO CA 94147

780020008
AVENUE 54
13181 RIVERA RANCH RD
LOS ANGELES CA 90049

780020009
MICHAEL MANGAN
78940 MARTINIQUE DR
BERMUDA DUNES CA 92203

780020012
MAJID FAMILY LTD PARTNERSHIP
81709 DR CARREON BLV
INDIO CA 92201

THE RANCH AT MADISON SPECIFIC PLAN



Source(s): ESRI, Nemap (August 2024), RCIT (2024)
Composite: Vita, Inc. (01-09-2025)

Figure 2-1



DEVELOPMENT PLAN

Specific Land Use Plan

X-X



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

(ID # 26117)

MEETING DATE:

Monday, October 21, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240010 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Low Density Residential & Agriculture (RC:LDR & AG) to Community Development: Specific Plan (CD:SP). 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 GPA240010 is initiated by the Board of Supervisors – APN: 780-010-012, -013, -014 and 780-020-001, -002, & -003. Project Planner: Jose Merlan at (951) 955-0314 or email at jmerlan@rivco.org.

PROPOSED PROJECT

Case Number(s): GPA240010

Environmental Type: Exemption

Area Plan No. Eastern Coachella Valley

Zoning Area/District: Lower Coachella Valley District

Supervisorial District: Fourth District

Project Planner: Richard Marshalian

Project APN(s): 780-010-012, -013, & -014, and
780-020-001, -002, & -003

Continued From:

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) & Agriculture (AG) to Community Development (CD) & Open Space (OS) and amend its Land Use Designation from Low Density Residential (LDR) & Agriculture (AG) to Specific Plan (SP) on six parcels, totaling 173.85 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The six parcels are located north of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240010 (GPA240010).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC) & Agriculture (AG)
Proposed General Plan Foundation Component:	Community Development (CD) & Open Space (OS)
Existing General Plan Land Use Designation:	Low Density Residential (LDR) & Agriculture (AG)
Proposed General Plan Land Use Designation:	Specific Plan (SP)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	N/A
Existing Zoning Classification:	R-1-20000 (One-Family Dwellings, 20,000 square feet minimum) R-A-2 (Residential Agriculture, 2 acre minimum) R-5 (Open Area Combining Zone - Residential Developments)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

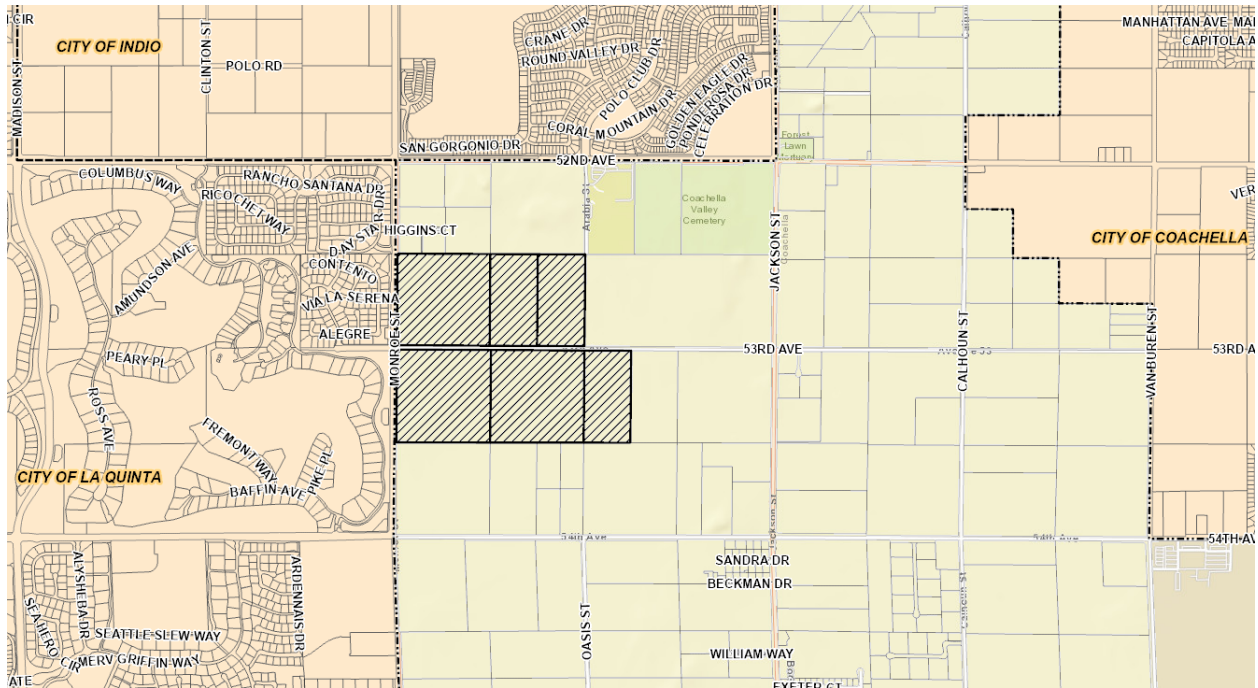
North:	A-1-20 (Light Agriculture, 20 acre minimum)
East:	A-1-20 (Light Agriculture, 20 acre minimum)
South:	A-1-20 (Light Agriculture, 20 acre minimum)
West:	N/A
Existing Use:	Single-Family Dwelling Vacant
Surrounding Uses	
North:	Single-Family Dwelling Vacant
South:	Vacant
East:	Single-Family Dwelling Agriculture Vacant
West:	Single-Family Dwelling Agriculture Equipment Storage Vacant

Located Within:

City's Sphere of Influence:	Yes – La Quinta
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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 (GPA240010) 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

GPA240010 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Low Density Residential & Agriculture (RC:LDR & AG) to a Specific Plan that would include multiple land uses from the Community Development and Open Space Foundations, including Low Density Residential (CD:LDR), Medium Density Residential (CD:MDR) and Recreational (OS:R). The parcels are not located in a policy or overlay.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If the initiation for GPA240010 is approved, the applicant intends to apply for implementing a Specific Plan consisting of approximately 60 residential units (35 estate lots and 25 golf cottages), a private 9-hole golf course with golf academy and associated operations, community clubhouse, and associated amenities, as well as both active and passive use park space.

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 (HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances. The most intensive land use designation permitted within the proposed Open Space (OS) Foundation is the Mineral Resources (Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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 Medium Density Residential (CD-MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The proposed Recreation (OS-R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

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.

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

ATTACHMENTS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Exhibit A – Map of Vicinity

Exhibit B – Existing Land Use Designations

Exhibit C – Existing Zoning Classifications

Exhibit D – Noticing Radius and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

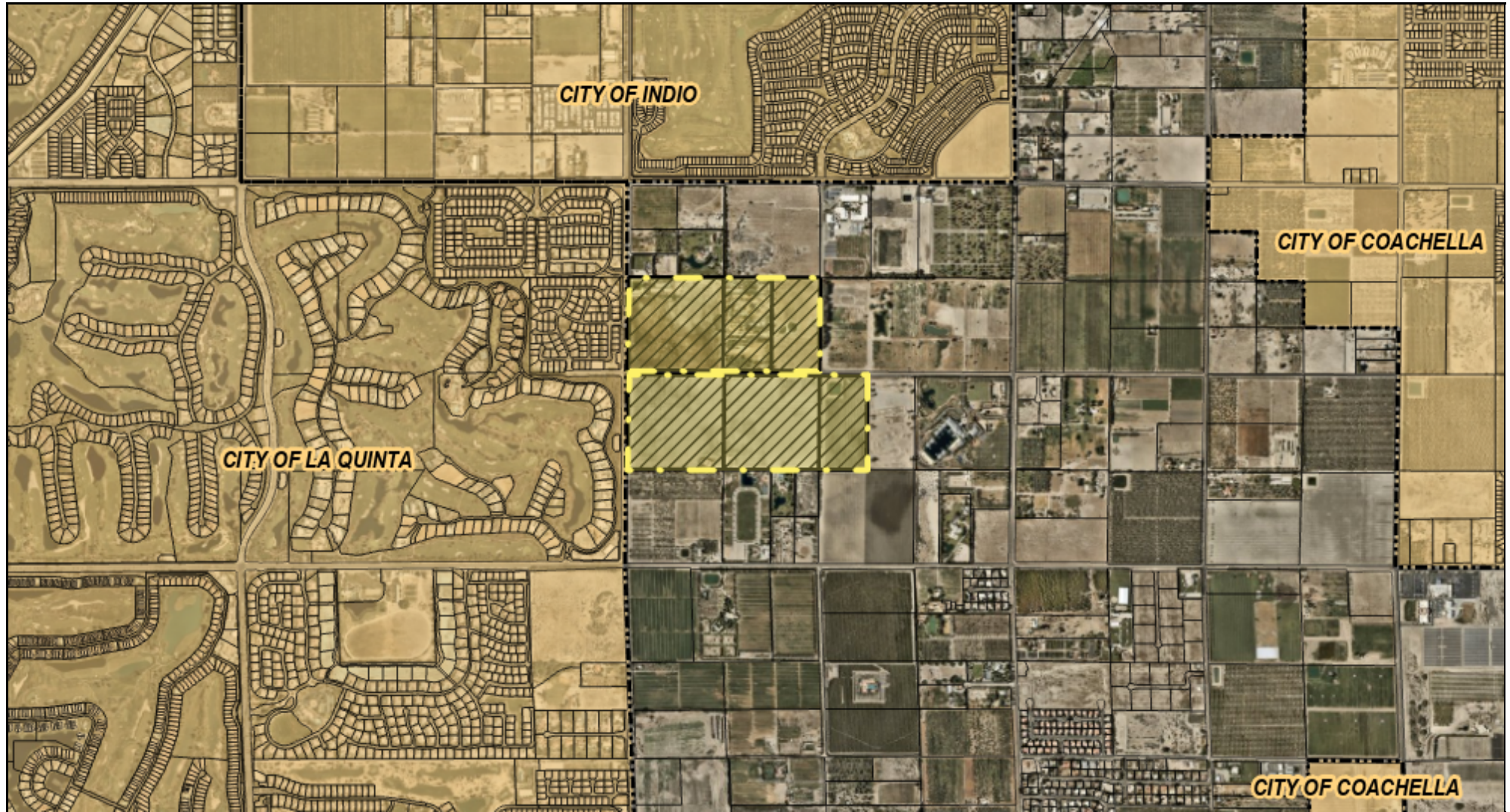
GPA240010

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

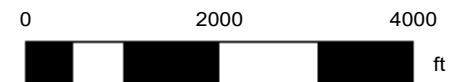
Date: 9-26-2024

District: 4



Zoning Area/District: LOWER COACHELLA VALLEY

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240010

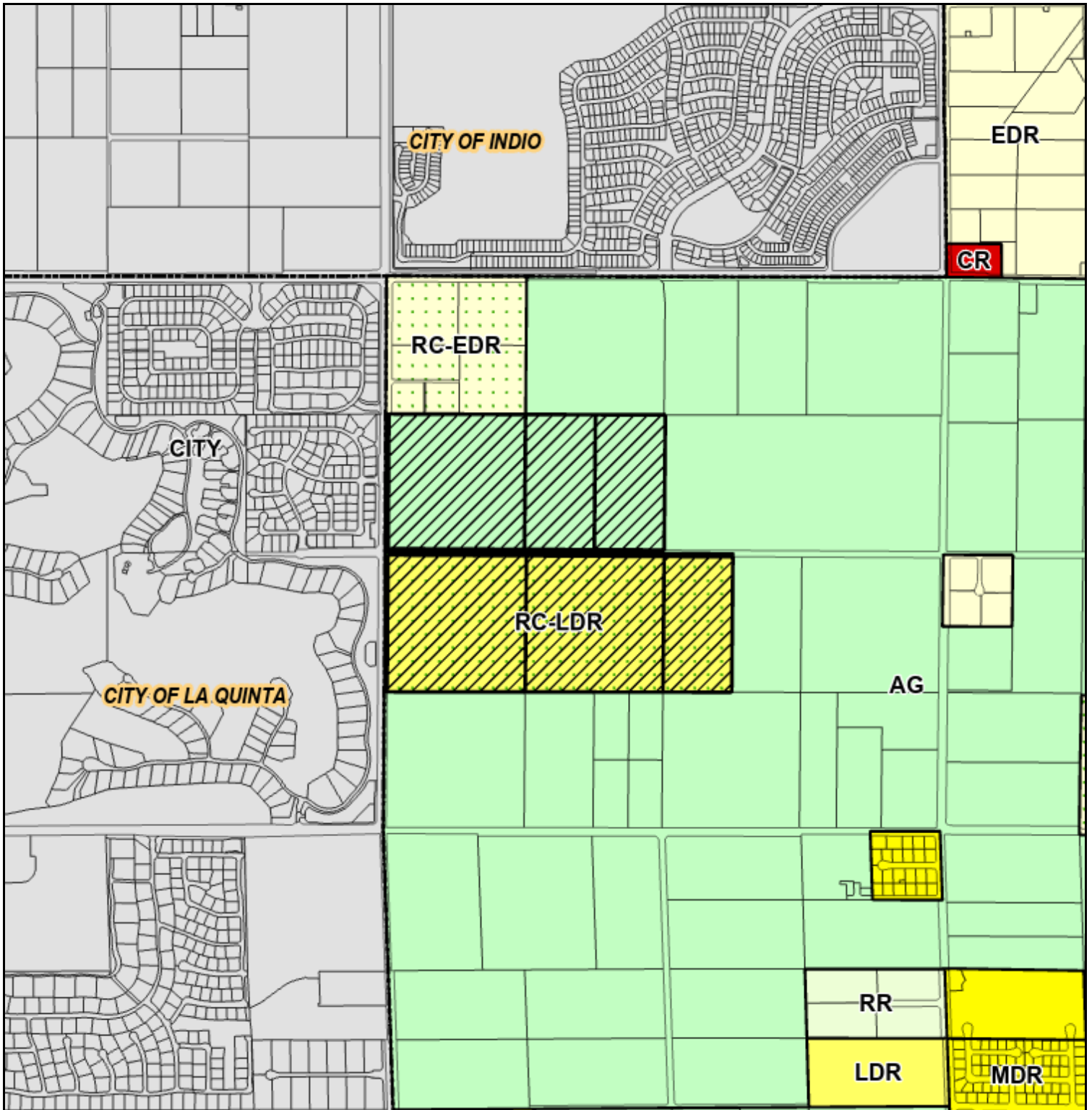
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 9-26-2024

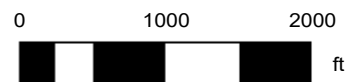
Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240010

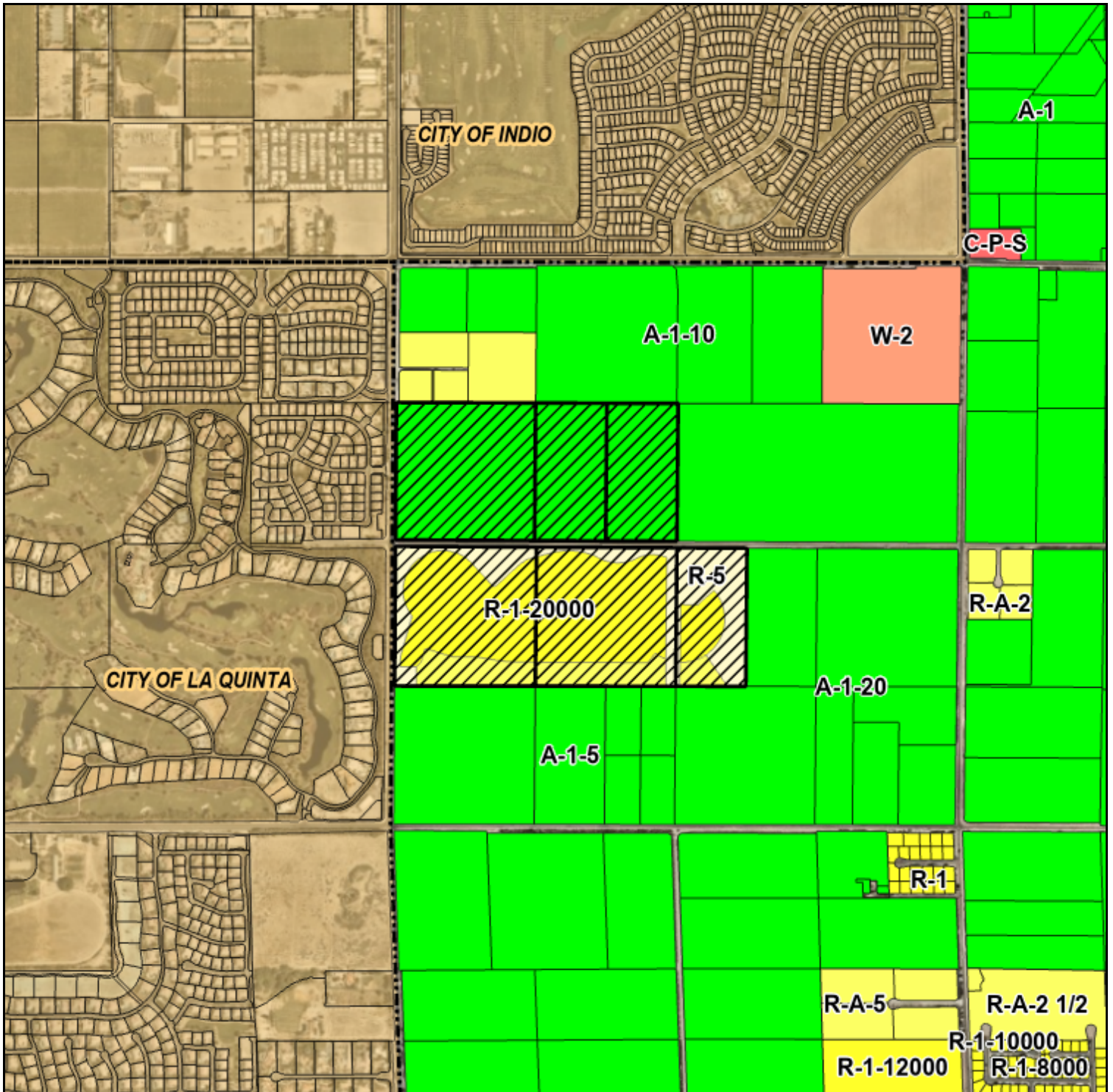
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

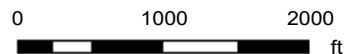
Date: 9-26-2024

Exhibit: 2



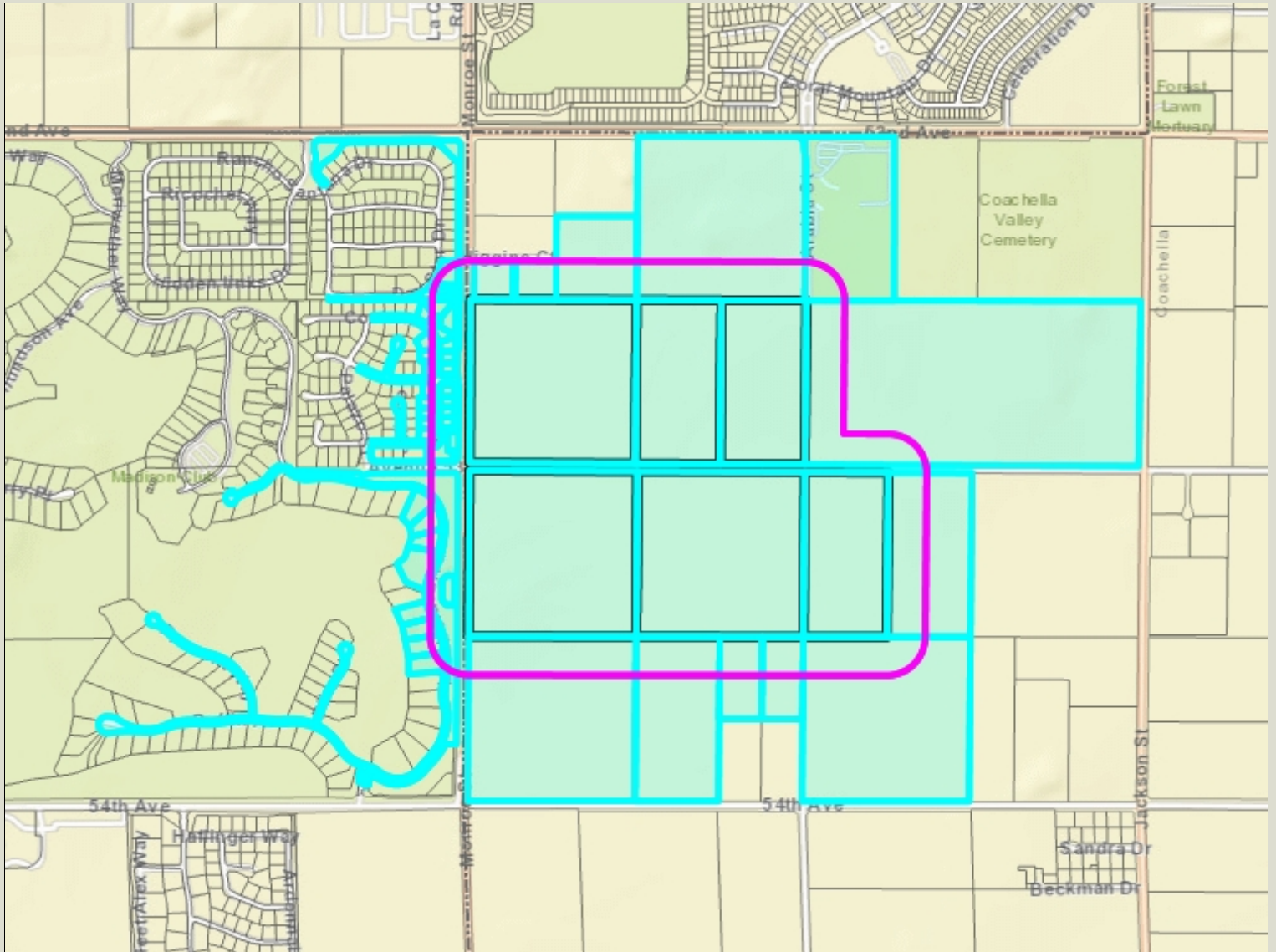
Zoning Area/District: LOWER COACHELLA VALLEY

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Riverside County GIS Mailing Labels

GPA240010



Legend

- County Boundary
Cities
Parcels
World Street Map

Notes



0

1,505

3,009 Feet

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.6

(ID # 26586)

MEETING DATE:

Wednesday, November 20, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240010 to change the General Plan Foundation Component of six (6) parcels from Rural Community: Low Density Residential & Agriculture (RC:LDR & AG) to Community Development: Specific Plan (CD:SP). 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 GPA240010 is initiated by the Board of Supervisors – APN: 780-010-012, -013, -014 and 780-020-001, -002, & -003. Project Planner Jose Merlan at (951) 955 – 0314 or email at jmerlan@rivco.org.

PROPOSED PROJECT

Case Number(s): GPA240010

Environmental Type: Exemption

Area Plan No. Eastern Coachella Valley

Zoning Area/District: Lower Coachella Valley District

Supervisorial District: Fourth District

Project Planner: Richard Marshalian

Project APN(s): 780-010-012, -013, & -014, and
780-020-001, -002, & -003

Continued From:

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural Community (RC) & Agriculture (AG) to Community Development (CD) & Open Space (OS) and amend its Land Use Designation from Low Density Residential (LDR) &

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Agriculture (AG) to Low Density Residential (LDR), Medium Density Residential (MDR) and Recreational (R) for the purposes for a future Specific Plan on six parcels, totaling 173.85 gross acres.

The six parcels are located north of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240010 (GPA240010).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC) & Agriculture (AG)
Proposed General Plan Foundation Component:	Community Development (CD) & Open Space (OS)
Existing General Plan Land Use Designation:	Low Density Residential (LDR) & Agriculture (AG)
Proposed General Plan Land Use Designation:	Specific Plan (SP)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	N/A
Existing Zoning Classification:	R-1-20000 (One-Family Dwellings, 20,000 square feet minimum) R-A-2 (Residential Agriculture, 2 acre minimum) R-5 (Open Area Combining Zone - Residential Developments)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

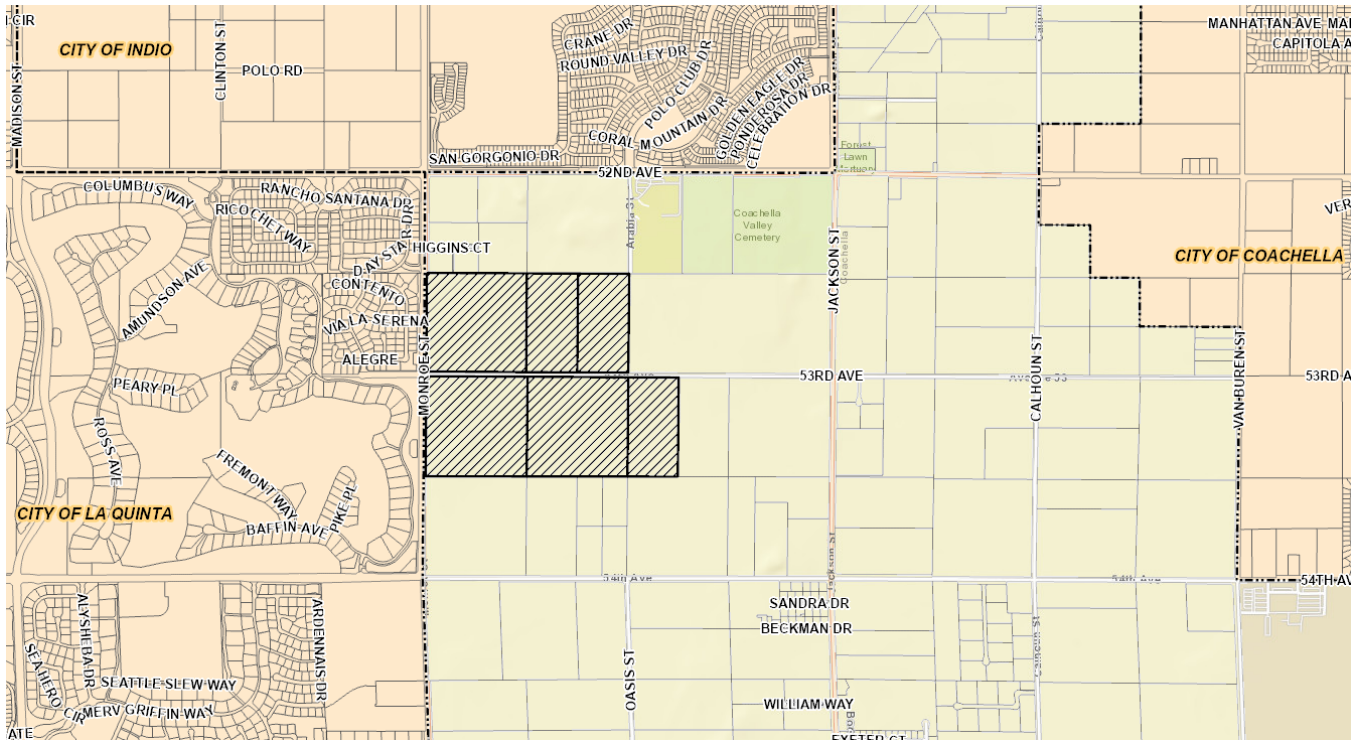
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-20 (Light Agriculture, 20 acre minimum)
East:	A-1-20 (Light Agriculture, 20 acre minimum)
South:	A-1-20 (Light Agriculture, 20 acre minimum)
West:	N/A
Existing Use:	Single-Family Dwelling Vacant
Surrounding Uses	
North:	Single-Family Dwelling Vacant
East:	Vacant
South:	Single-Family Dwelling Agriculture Vacant
West:	Single-Family Dwelling Agriculture Equipment Storage Vacant

Located Within:

City's Sphere of Influence:	Yes – La Quinta
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

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 (GPA240010) 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

GPA240010 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Low Density Residential & Agriculture (RC:LDR & AG) to a Specific Plan that would include multiple land uses from the Community Development and Open Space

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Foundations, including Low Density Residential (CD:LDR), Medium Density Residential (CD:MDR) and Recreational (OS:R). The parcels are not located in a policy or overlay.

If the initiation for GPA240010 is approved, the applicant intends to apply for implementing a Specific Plan consisting of approximately 60 residential units (35 estate lots and 25 golf cottages), a private 9-hole golf course with golf academy and associated operations, community clubhouse, and associated amenities, as well as both active and passive use park space.

Proposed Future Land Use

The proposed Community Development (CD), and Open Space (OS) Foundations encompass many underlying land use designations.

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

The most intensive land use designation permitted within the Open Space (OS) Foundation is the Mineral Resources (Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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 Medium Density Residential (CD-MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The proposed Recreation (OS-R) land use allows for recreational uses including parks, trails, athletic fields, and golf courses.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

project site for both the General Plan Advisory Committee and Planning Commission public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240010 was held before the General Plan Advisory Committee on October 21, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

After listening to testimony, the committee closed the public hearing.

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

Support: 2nd , 3rd , 5th Districts

Against:

Neutral:

Not Present: 1st , 4th Districts

Abstain:

ATTACHMENTS

Exhibit A – Vicinity Maps

Exhibit B – Existing Land Use Designations

Exhibit C – Existing Zoning Classifications

Exhibit D – Noticing Radius and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

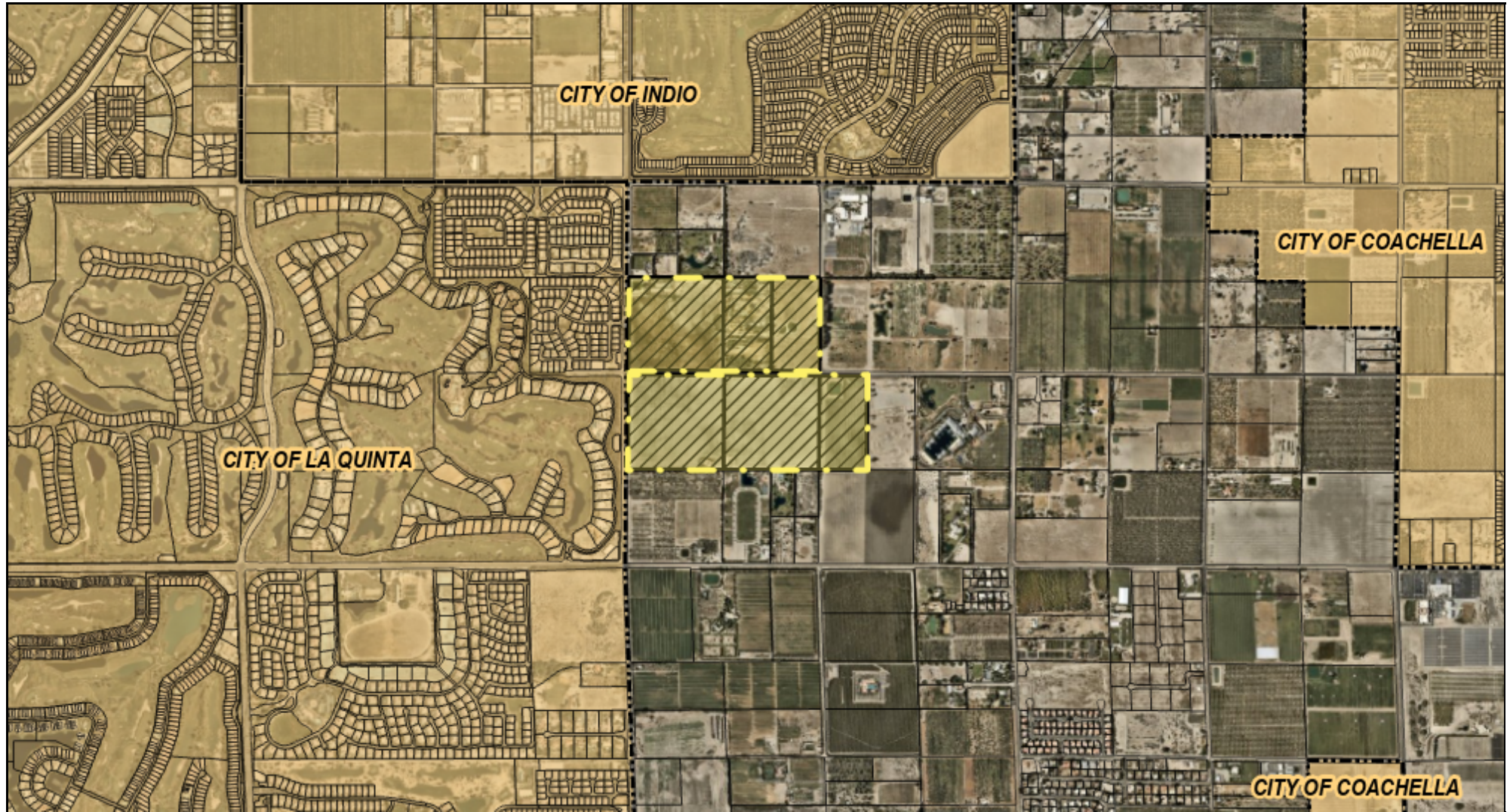
GPA240010

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

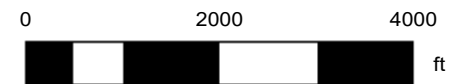
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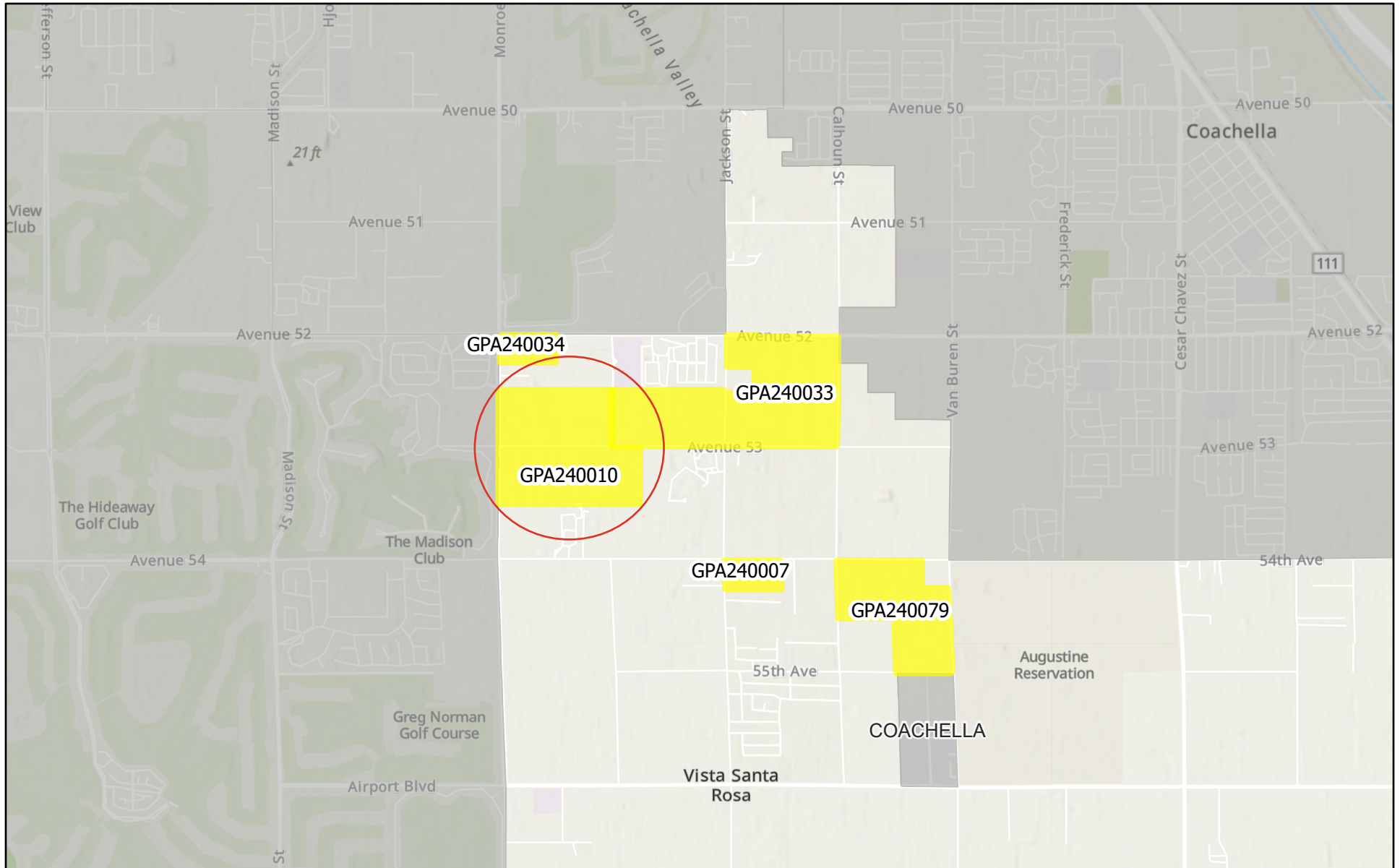


Zoning Area/District: LOWER COACHELLA VALLEY

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Foundation Component GPA Cycle Map



11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



1:46,747
0 0.33 0.65 1.3 mi
0 0.5 1 2 km

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

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GPA240010

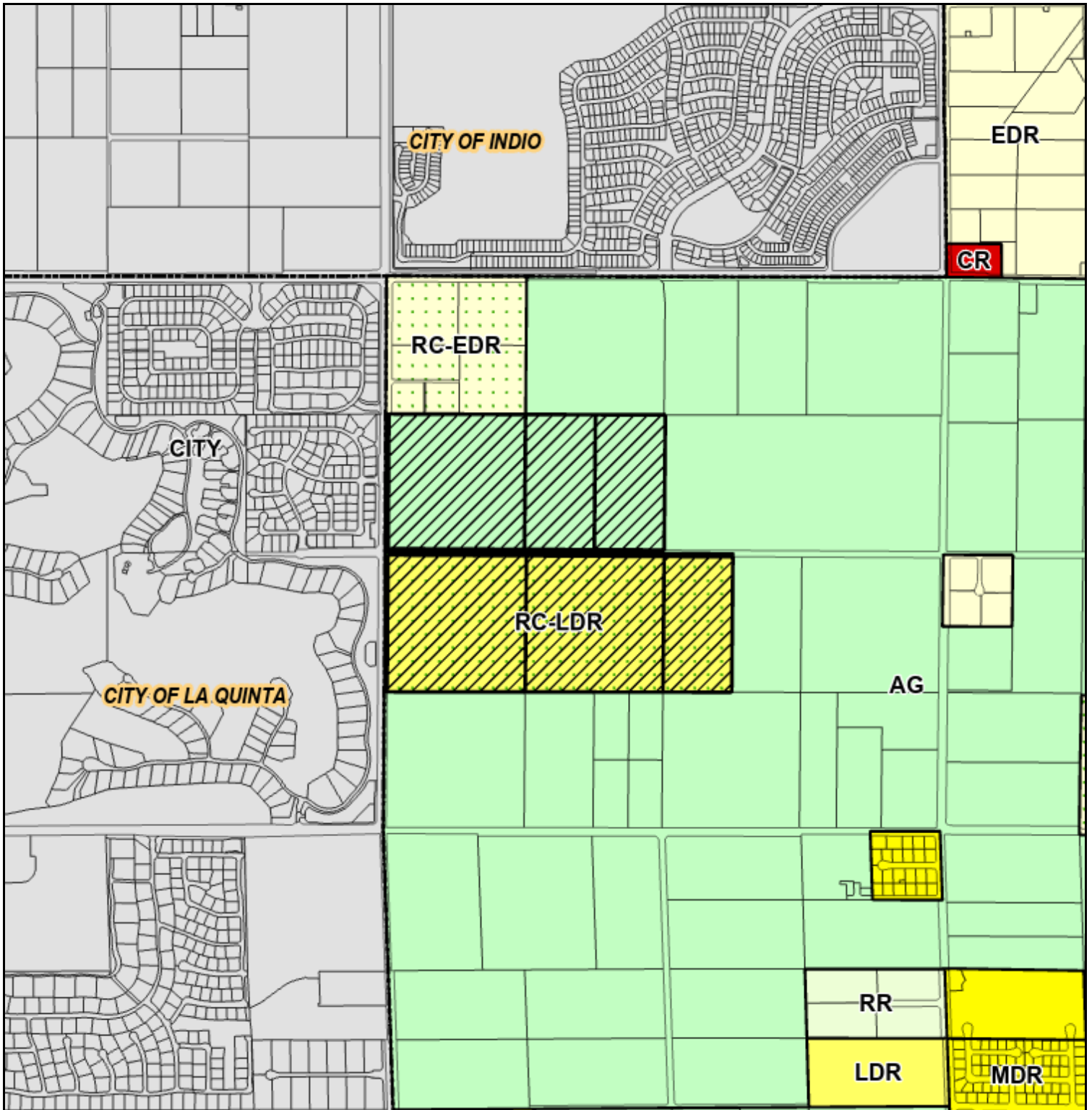
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 9-26-2024

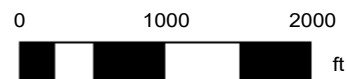
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Zoning Area/District: LOWER COACHELLA VALLEY

Author:

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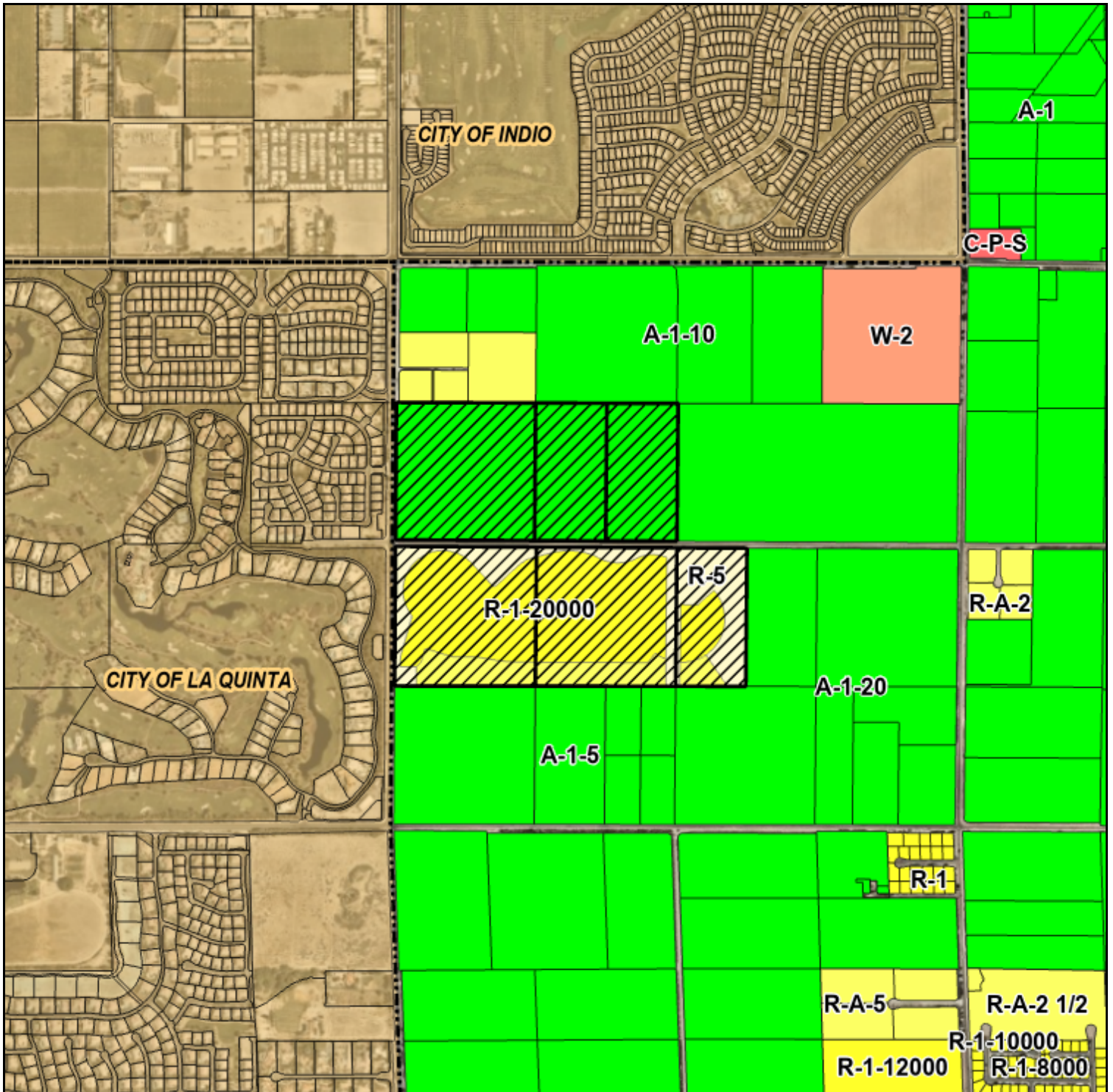
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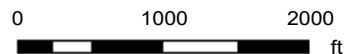
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Exhibit: 2



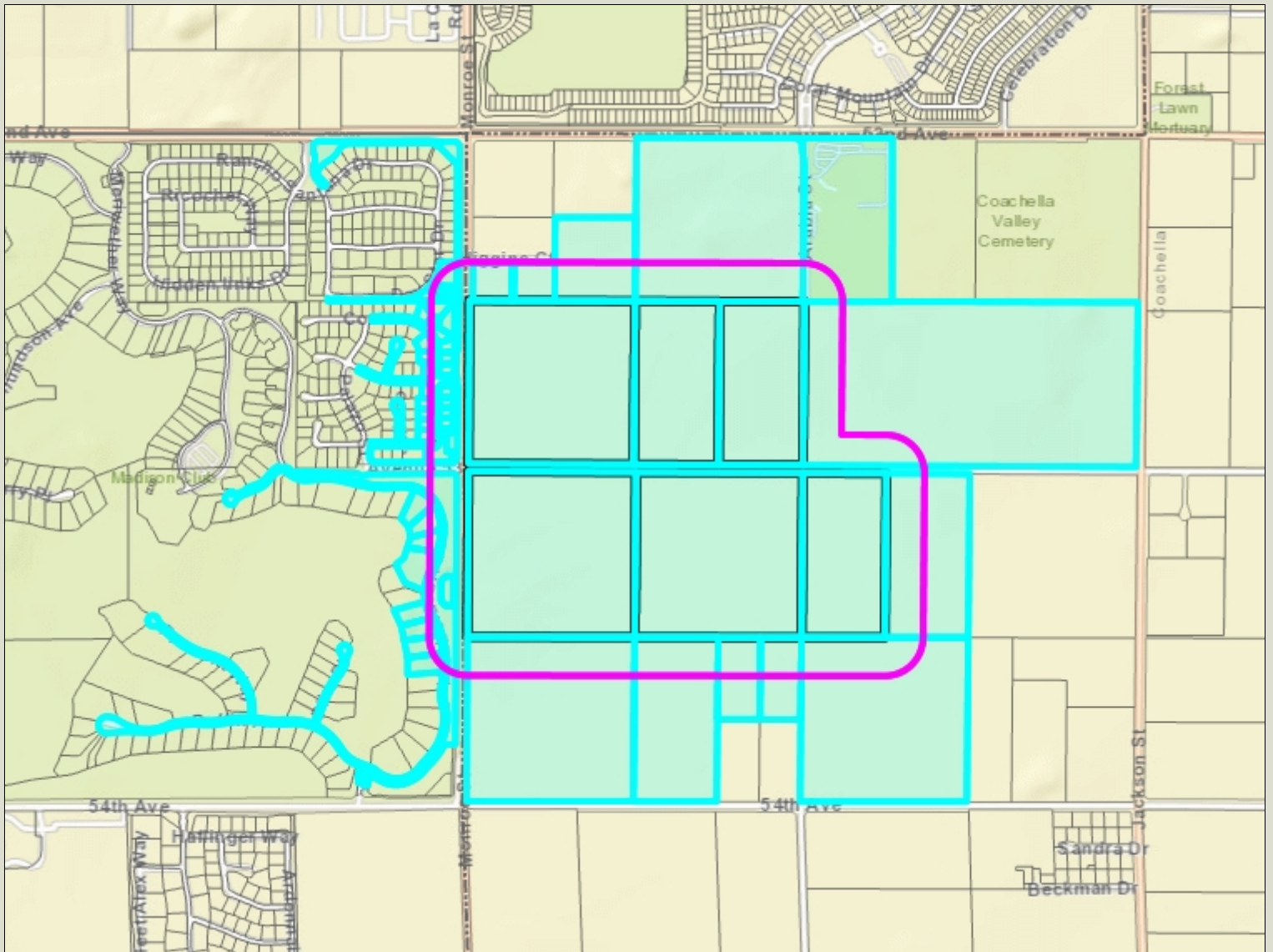
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Riverside County GIS Mailing Labels

GPA240010



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



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