

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.
22.1
(MT 28105)

MEETING DATE:
Tuesday, July 1, 2025

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS: C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors. – Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) – Location: north of Keller Rd., east of Leon Rd., south of Sunny Hills Dr., and west of Viculin Ln. and Louise Rd. – APN: 472-090-001 – 78.19 Gross Acres –Not a Project under CEQA. District 3.

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, October 7, 2025, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:
Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 1, 2025 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: July 1, 2025
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: _____ Deputy

AGENDA NO.
22.1

xc: Planning, COB

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



ITEM: 22.1
(ID # 28105)

MEETING DATE:

Tuesday, July 01, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS: C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors. – Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) – Location: north of Keller Rd., east of Leon Rd., south of Sunny Hills Dr., and west of Viculin Ln. and Louise Rd. – APN: 472-090-001 – 78.19 Gross Acres –Not a Project under CEQA. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 6/25/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. Continue the **INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021 (GPA240021)** to a date certain of October 7, 2025.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240021 (FC-GPA240021) is a proposal to amend the project site's Foundation Component from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) on one (1) parcel totaling 78.19 gross acres, to allow for submittal of an implementing project consisting of a Tentative Tract Map (TTM) for a subdivision of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and Open Space: Conservation (OS: C) on 31.5 acres of the northern portion of the site.

The parcel is located north of Keller Road, east of Leon Road, south of Via Las Rosas, and west of Viculin Lane.

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 (GPA240021) 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 of initiation.

Applicant Proposal

The General Plan Amendment (FC-GPA240021) is a proposal to change the Foundation Component from Rural Community (RC) to Community Development (CD) and amend the Land Use Designations from Estate Density Residential (RC: EDR) and Very Low Density Residential

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(RC: VLDR) to Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) on one (1) parcel totaling 78.19 gross acres. The parcel is located in the Leon / Keller Policy Area, within the Southwest Area Plan.

If the initiation for GPA240021 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site.

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2 ½ acres.

Proposed Future Land Use

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

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the 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 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. However, intensive animal keeping is discouraged. 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 Conservation (OS: C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

Changes to Applicant Proposal

After the initial submittal of the FC-GPA application and Planning Commission public hearing, the applicant submitted a change to the proposal to keep the Low Density Residential (RC: LDR) land use and move it to the eastern side of the property after local feedback to lessen the impact to the neighbors east of the property line. The current proposed land use is attached as Exhibit F – 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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240021 was held before the General Plan Advisory Committee on December 16, 2024. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided any comments.

The Committee discussed the project including the open space portion and the proximity of the proposal to the City of Menifee.

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: 1st, 3rd, 4th, and 5th District
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240021 was held before the Planning Commission on January 29, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Four (4) members of the public provided public testimony. Of the public comments received, all four (4) were against initiation of the General Plan Amendment. Comments against the initiation of the GPA cited issues with the proposed Medium Density Residential (MDR) designation and how it threatens the Rural lifestyle and way of life, existing horse trails, limited infrastructure, traffic concerns, crime concerns, pets and wildlife concerns, limited resources, pollution, fire concerns, power concerns, and open space maintenance.

The Committee discussed the project, how the Leon/Keller Area Policy applied, and how the proposal wasn't consistent with the policy because the Leon/Keller Policy limits development to one (1) dwelling unit per 2.5 acres amid concerns with the proposed higher density and existing lower density of the area.

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

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

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Abstain: N/A

Leon / Keller Road Policy Area History

After the Planning Commission hearing, staff was made aware of the removal of the Leon/Keller Policy area proposed in historic GPA No. 503 (GPA00503), which was tentatively approved on October 17, 2006. The staff report for GPA00503 in 2006 recommended removing the subject site from the Leon/Keller Road Policy Area, as shown in Exhibit I, and the project was approved as recommended by the Board of Supervisors. However, the cycle resolution that adopted GPA No. 503, Resolution No. 2006-432, did not include any reference to the removal of the project site from the Leon/Keller Policy Area in its description of the GPA. As a result, the parcels recommended for removal from the policy area were never formally removed.

As per prior direction from the BOS for GPA No. 503, staff will be completing the removal of the property from the Leon/Keller policy area at the nearest convenient GPA cycle as part of the County's regular General Plan maintenance.

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, 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 – Vicinity Maps**
- Exhibit B – Existing General Plan Designation**
- Exhibit C – Existing Land Use Designation**
- Exhibit D – Existing Zoning Designation**
- Exhibit E – Noticing Radius and Labels**
- Exhibit F – Applicant's Exhibits**
- Exhibit G – GPAC Hearing Package**
- Exhibit H – PC Hearing Package**
- Exhibit I – Exhibit #6 from GPA00503**

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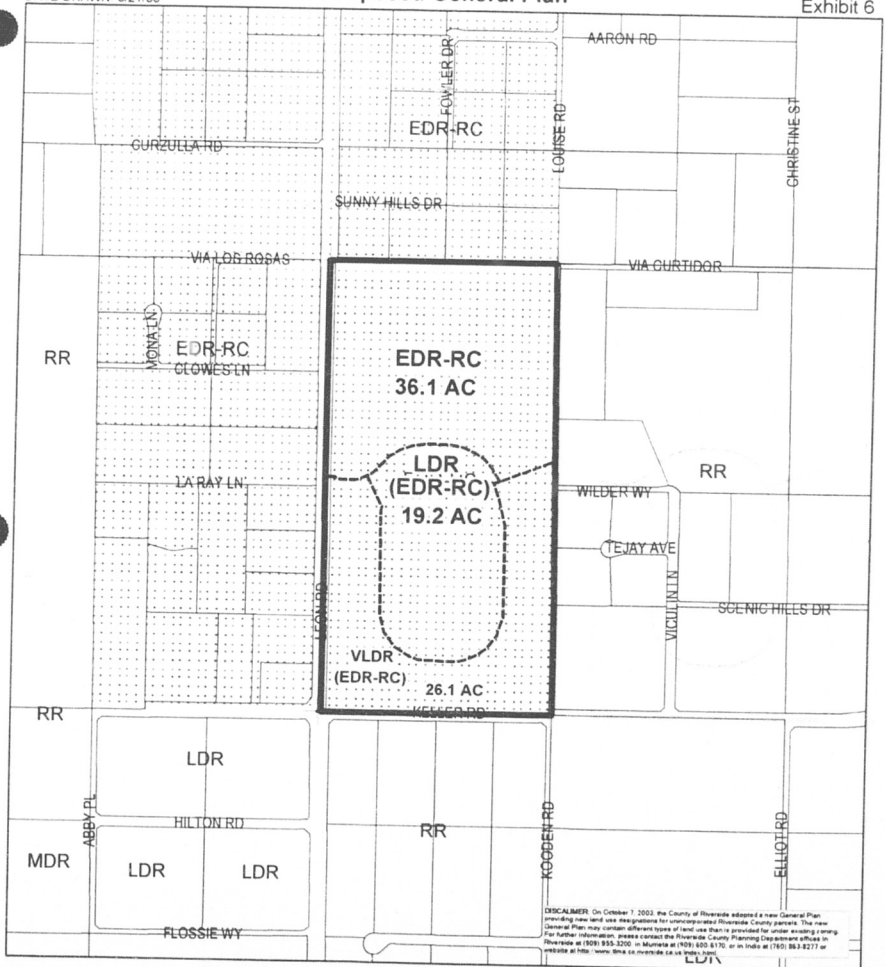
Jason Farin, Principal Policy Analyst

6/25/2025



Aaron Gettis, Chief of Deputy County Counsel

6/24/2025



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department's office in Riverside at (951) 950-3500, in Murietta at (951) 693-6170, or in Indio at (760) 963-8277 or website at <http://www.951.ca.gov/riverside-ca-us.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

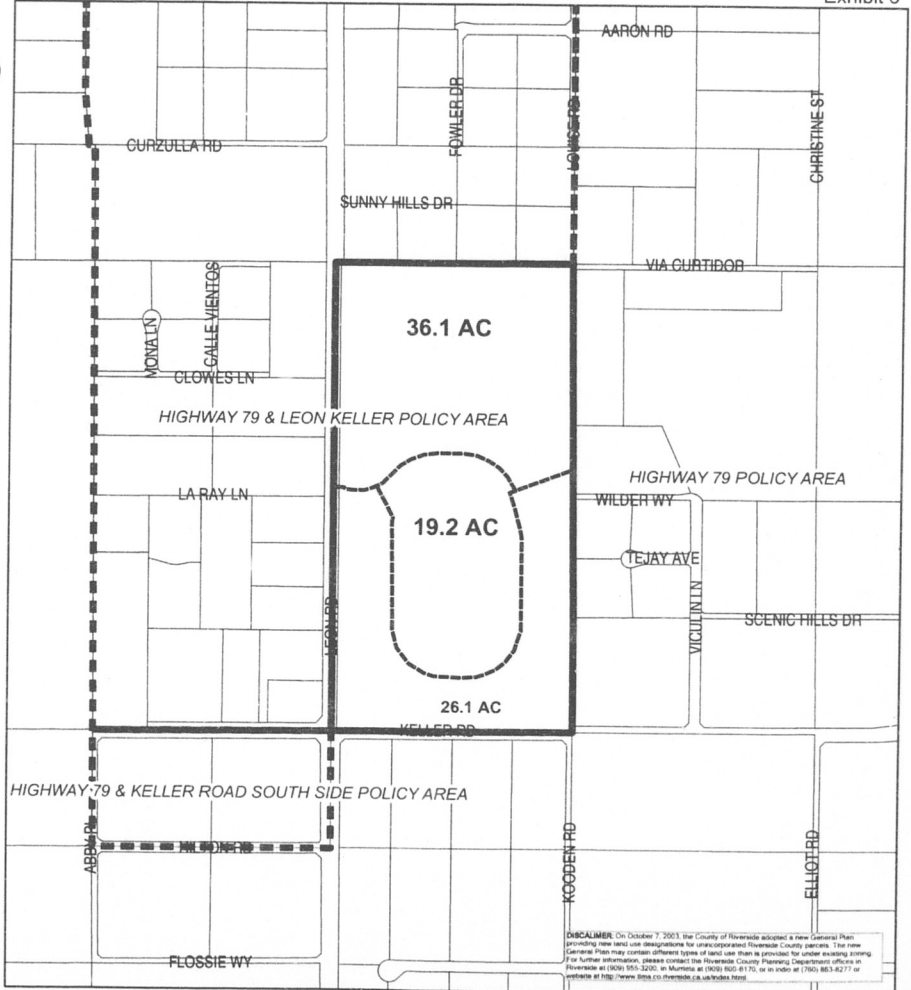
Zone
Area: French Valley

Township/Range: T6SR2E
Section: 20



ASSESSORS
BK. PG. 647-05
THOMAS
BROS.PG 899 B3

POLICY AREA



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: French Valley
Township/Range: T6SR2E
Section : 20



ASSESSORS 647-05
BK. PG.
THOMAS 899 B3
BROS.PG



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 26963)

MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) Foundation Component – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer/Representative: Brian Taylor c/o Warmington Residential – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Keller Road, east of Leon Road, south of Sunny Hills Drive, west of Viculin Lane – 78.19 Gross Acres – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), Residential Agricultural (R-A), Residential Agricultural, 1.5-acre minimum (R-A-1.5) – Existing Land Use: Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), and Rural Community: Very Low Density Residential (RC: VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR). 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 GPA240021 is initiated by the Board of Supervisors. – APN: 472-090-001 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-85

PROPOSED PROJECT

Case Number(s):	GPA240021
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	472-090-001
Continued From:	



John Hildebrand, Planning Director 1/22/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240021) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS), and amend its Land Use Designation from Estate Density Residential (RC:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) to Medium Density Residential (CD: MDR), and Conservation (OS: C) on one parcel, totaling 78.19 gross acres.

The parcel is located south of Sunny Hills Drive, north of Keller Road, east of Leon Road, and west of Viculin Lane.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240021 (GPA240021).

PROJECT DATA

Land Use and Zoning:

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) Open Space (OS)
Existing General Plan Land Use Designation:	Estate Density Residential (RC: EDR) Low Density Residential (RC: LDR) Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD: MDR) Conservation (OS: C)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area Leon/Keller Policy Area
Surrounding General Plan Land Uses	
	North: Estate Density Residential (CD: EDR)
	East: Rural Residential (R: RR)
	South: Low Density Residential (CD: LDR)

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STAFF REPORT**

	Rural Residential (R: RR)
West:	City of Menifee
Existing Zoning Classification:	R-5 (Open Area Combining Zone-Residential Developments) R-A (Residential Agricultural) R-A-1.5 (Residential Agricultural, 1.5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-R (Rural Residential)
East:	R-R (Rural Residential)
South:	R-R (Rural Residential)
West:	City of Menifee
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Dwellings
South:	Single Family Dwellings
East:	Single Family Dwellings
West:	Single Family Dwellings

Located Within:

City's Sphere of Influence:	Yes – City of Murrieta
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell No. 5174
CVMSHCP Conservation Boundary:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within
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 (GPA240021) 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

FC-GPA240021 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C). The parcel is located in the Estate Density Residential & Rural Residential, Highway 79, and Leon/Keller Policy Area's.

If FC-GPA240021 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site. The proposed future project would consist of a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres on the southern portion of the site. The proposed density is 2-5 dwelling units per acre on lots ranging from 5,500 to 20,000 square feet. The northern portion of the site would maintain a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres.

Proposed Future Land Use

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

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the 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 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 Conservation (OS: C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

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 240021 was held before the General Plan Advisory Committee on December 16, 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.

The Committee discussed the project.

After discussion, the committee closed the public hearing.

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

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

ATTACHMENTS

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

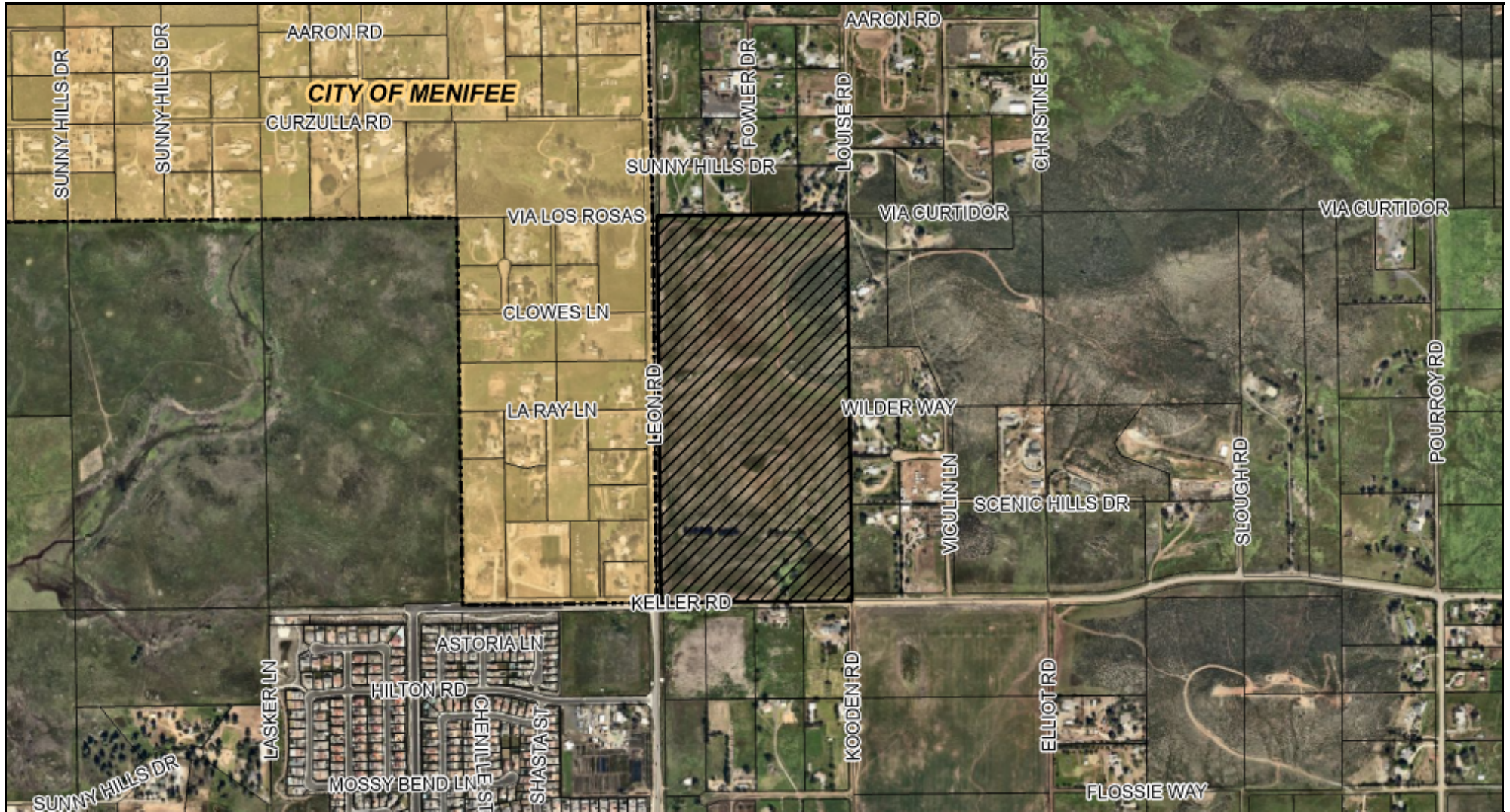
GPA240021

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

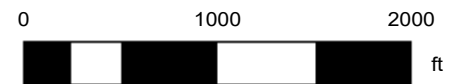
Date: 8-19-2024

District: 3

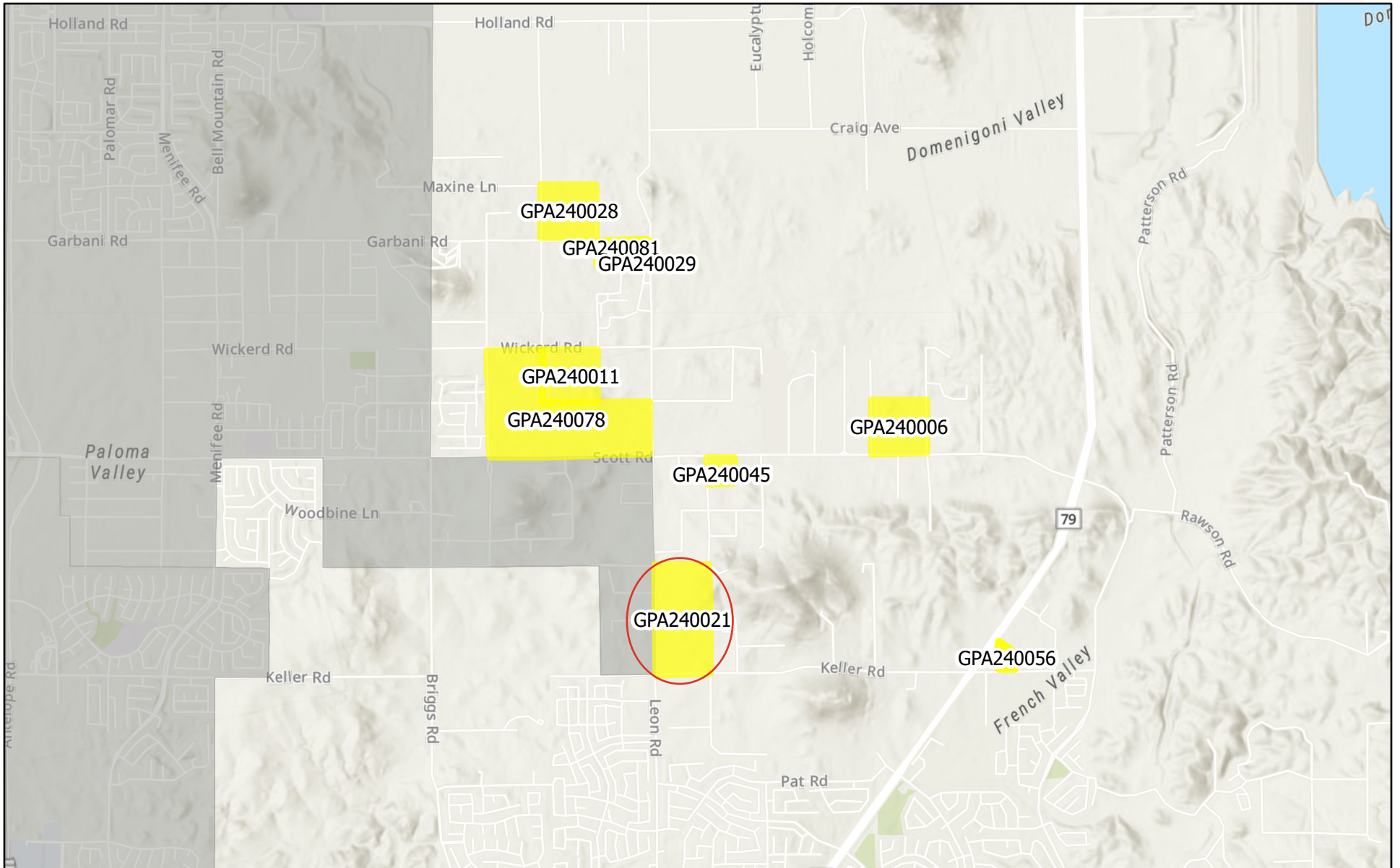


Zoning Area/District: FRENCH VALLEY

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>



FGPA Status Map

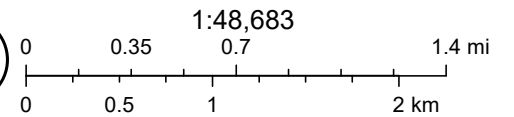


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

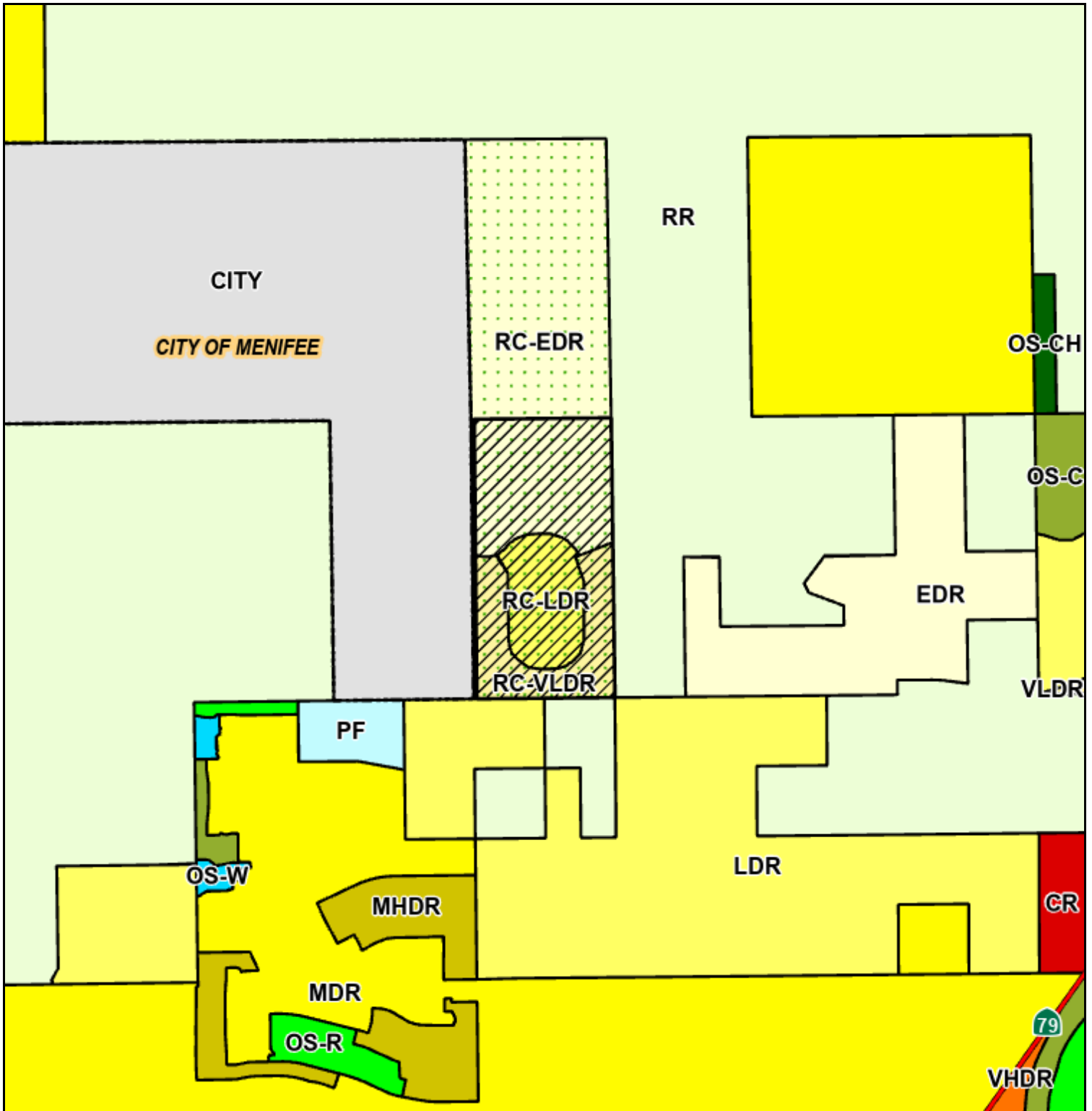
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

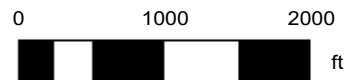
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

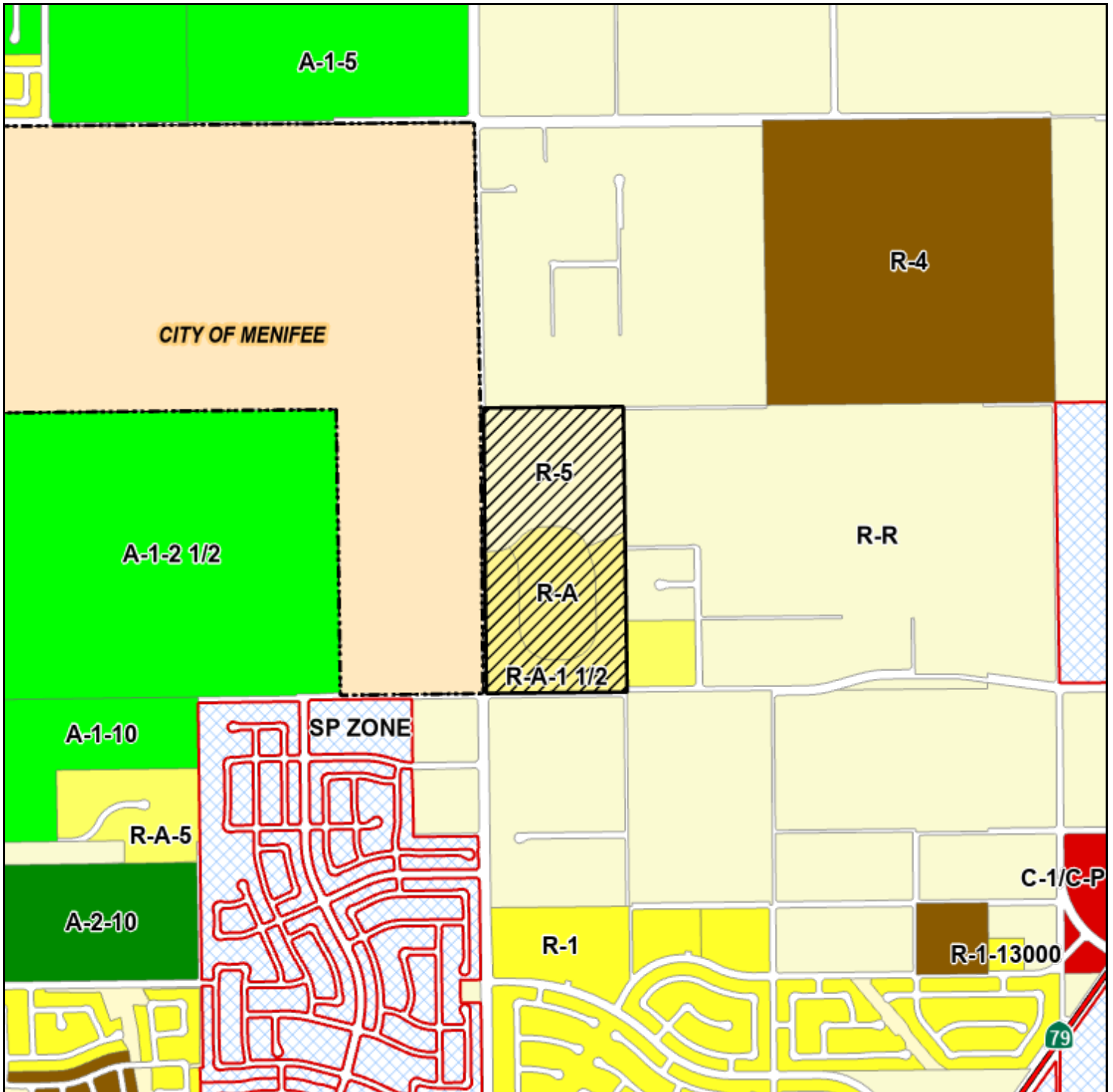
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

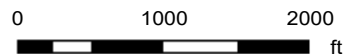
Date: 8-19-2024

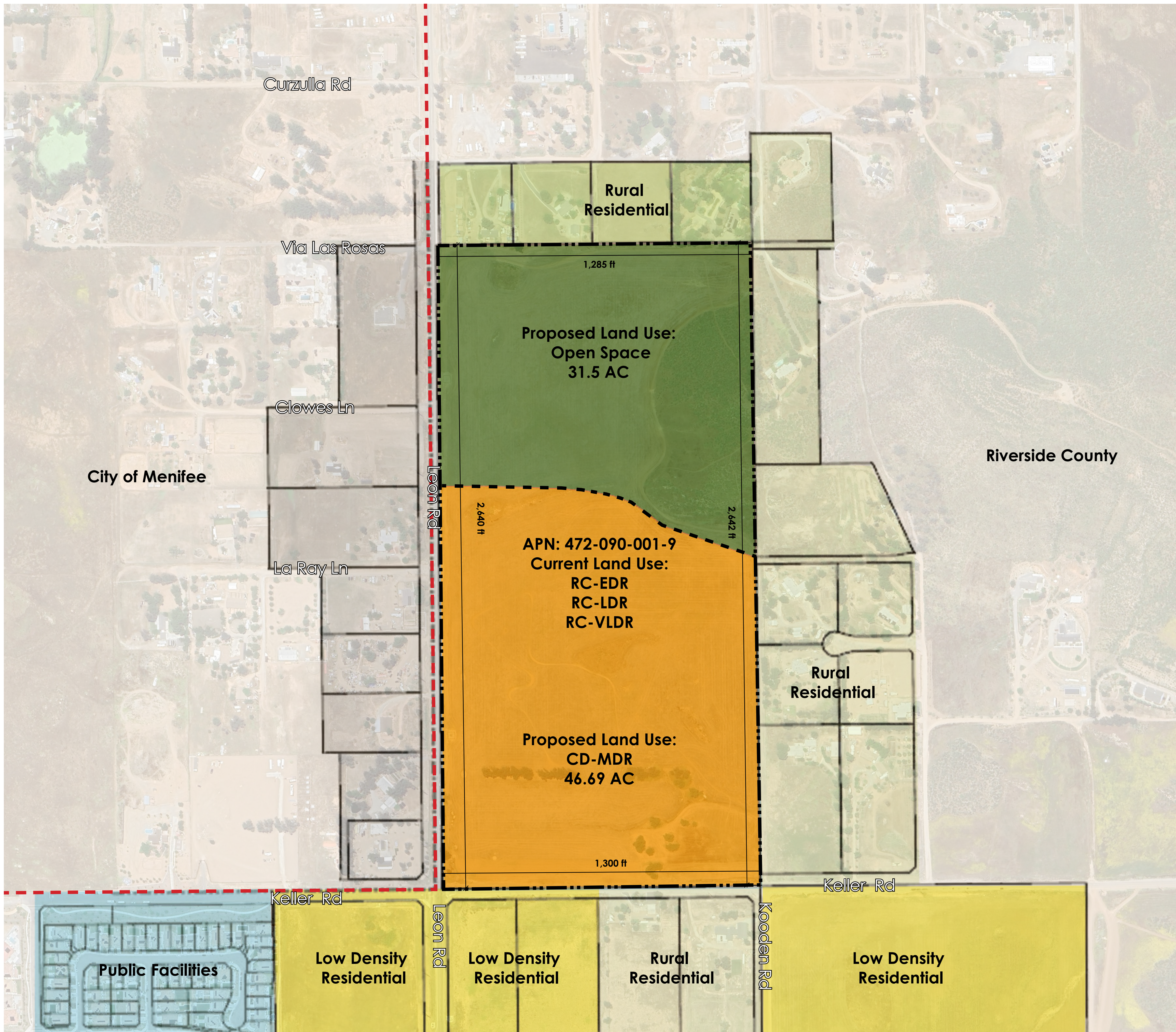
Exhibit: 2



Zoning Area/District: FRENCH 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>





Site Plan/Land Use Plan (Exhibit "A") Required Items	
General GPA (without a Specific Plan)	
Contact Info	
Applicant	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
Landowner	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
Exhibit Preparer	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
Utility Purveyors	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
Legal Description: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
Site Area	
Side Width North	+/- 1,285 ft
Site Width South	+/- 1,300 ft
Site Length	+/- 2,640 ft
Open Space	31.5 AC
Net Acreage	46.69 AC
Gross Acreage	78.19 AC
General GPA (without a Specific Plan)	
Current Land Use	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
Overlay Zoning	
Rural Estate	
Current Zoning	
R-5	
R-A	
R-A-1 1/2	
Proposed Land Use	
CD-MDR	
Water & Sewer Availability	
EMWD Water service is available in Leon Road adjacent to the property. The property is in EMWD's service boundary. The nearest gravity sewer is in Spencers Crossing Parkway, approximately 1,650 feet west of Property	
Recreation and Park District: Not applicable	
FEMA Flood Plain Info	
Site located on 06065C2090G No Map Available Property is not located in an area subject to flooding	



GENERAL GPA (WITHOUT A SPECIFIC PLAN)
 TTM29089GPA
 RIVERSIDE COUNTY, CA





1968 South Coast Highway, #3043
Laguna Beach, CA 92651
Phone: 805.305.3651
brian@taylor-clark.com

April 5, 2024

Riverside County Planning Staff
4080 Lemon Street, 12th Floor
Riverside, CA 92501

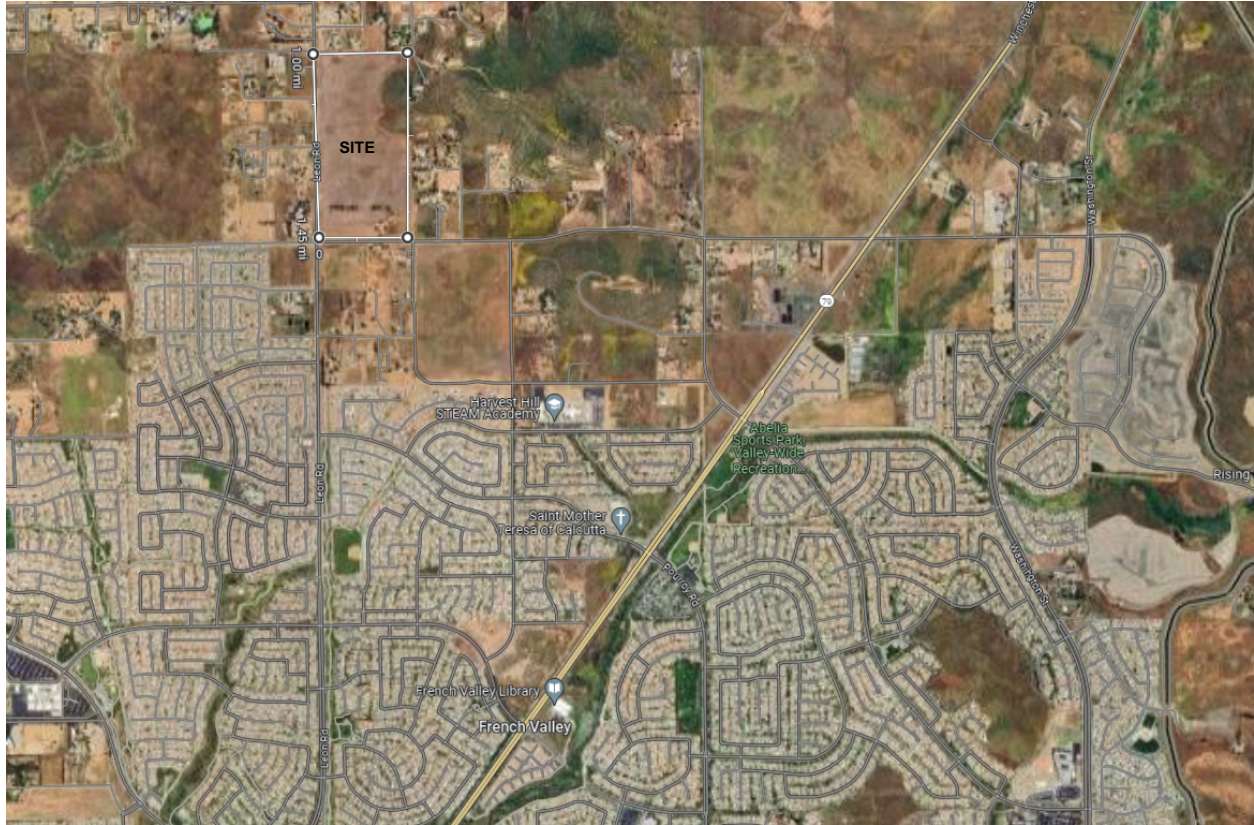
Subject: Request for General Plan Land Use Foundation Plan Amendment for Assessor's Parcel Number 472-090-001, located in the Southwest Area Plan, from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR).

To Whom it May Concern:

The purpose of this letter is to formally request that the Riverside County Planning Staff support the requested General Plan Land Use Foundation Plan Amendment from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR). The southerly 46.7 acres would be developed, and the northerly 31.5 acres of the site are proposed as Open Space.

The site is located on the northeast corner of Leon Road and Keller Road. It is located south of Scott Road and just east of the City of Menifee, in unincorporated Riverside County. The site is currently surrounded by large lot residential development to the west, north, and east, and an equestrian facility, vacant land to the south, and about 700 ft from the Spencers Crossing Specific Plan. Within an approximate one-mile radius exists a newer elementary school, and smaller lot single-family development (which has been developing over the past decade plus, including Spencer's Crossing and Morningstar Ranch). See Figure 1, below.

FIGURE 1



As it pertains to this site:

- Not within an Agricultural Preserve
- Not in an Airport Compatibility Area
- Not in an Airport Influence Area
- Not in a General Plan Policy Overlay
- Not in a Historic Preservation District
- Not in an Environmental Justice Community
- Not in a Specific Plan
- Within the City of Murrieta Sphere of Influence
 - The City does not show any land use designations on the General Plan 2035 Land Use Policy Map
- Within the Estate Density Residential & AMP
 - Based on the analysis below and the changing nature of the area, we believe that this needs to be revised to be consistent with the changing surrounding land use designations.

- Within the Rural Residential Policy Area
 - Based on the analysis below and the changing nature of the area, we believe that this needs to be revised to be consistent with the changing surrounding land use designations.
- Within the Highway 79 Policy Area
 - We understand that this is being revisited as part of the Winchester Community Plan update.
- Within the Leon/Keller Policy Area
 - Based on the analysis below and the changing nature of the area, we believe that this needs to be revised to be consistent with the changing surrounding land use designations.

The following Applications were approved by the Board of Supervisors circa 2006:

- EA37747: Environmental Assessment for TR29098, GPA00503 & CZ6473 CFG03337
- TR29098: Divide 80.4 AC/39 Single Family Residential Lots/4 Open-Space/1 Detention Basin/1 Multiple Species Habitat Conservation Plan
- GPA00503: Amend The General Plan From Residential 2 1/2 AC Minimum To Residential 2-4 Dwelling Units/Acre
- CZ6473: Change Zone From Rural Residential R-R TO One Family Dwellings R-1

The reasons we feel that this amendment is appropriate are as follows:

- A higher density project was already formerly approved (TR29098) after the General Plan was last approved in 2003.
- GPA 00503 allowed 2 - 4 dwelling units per acre and the current project is proposing 2 – 5 dwelling units per acre with Medium Density Residential (MDR).
- HANS 00482 was conducted and approved for the site; the northern 31.5 acres will be conserved, and the southern 46.7 acres may be developed. The northern open space will serve as a buffer to lower density residential uses to the north, east, and west.
- Suburban type development is encroaching from the west and south.

As shown below in Figure 2, Keller Road is an east/west secondary roadway connecting Hwy 79 to I-215. Leon Road is a north/south road that connects Clinton Keith Road to Grand Avenue in the Winchester Community Plan. These roadway classifications, as outlined in the General Plan, would support Medium Density Residential development (as the prior approved project was used for the analysis of roadway capacity).

FIGURE 2

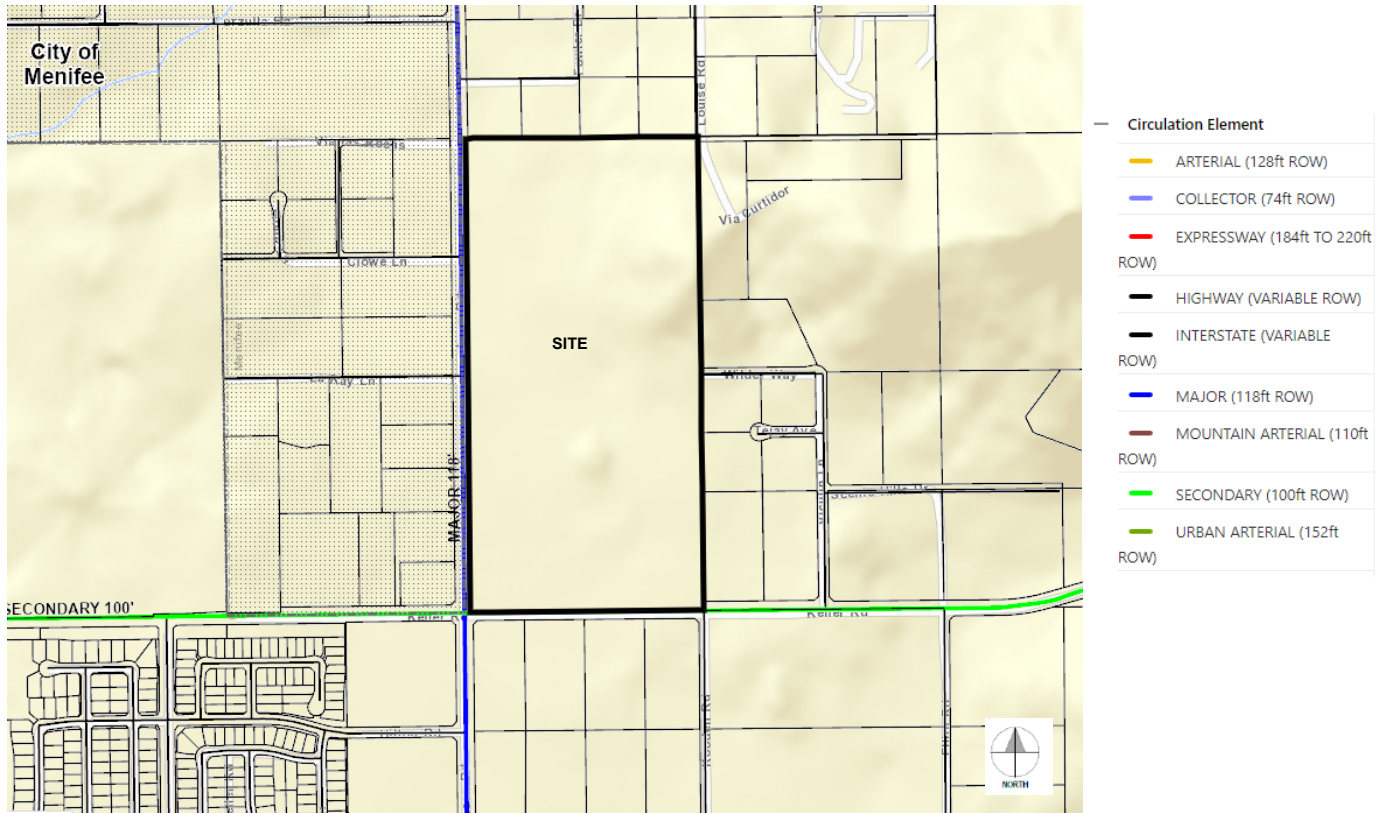
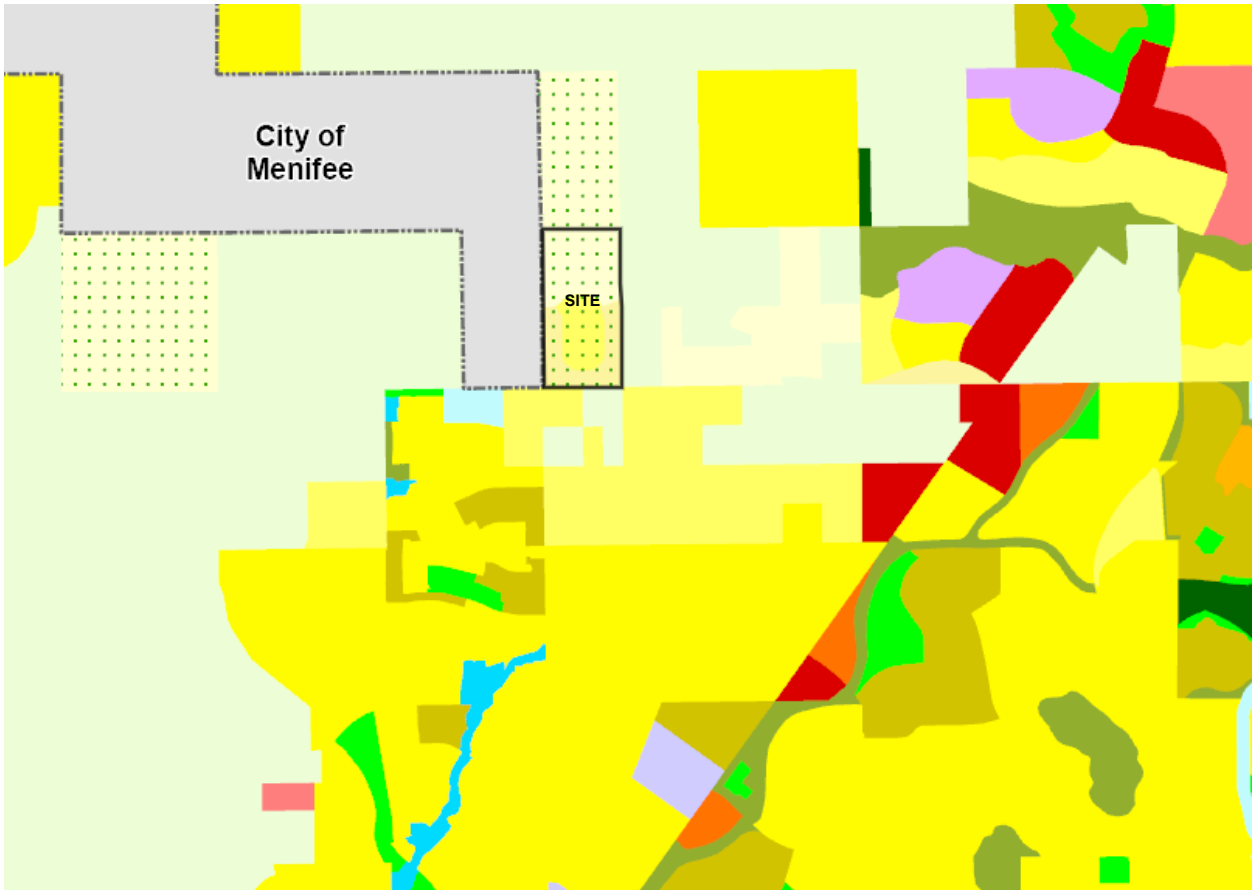
























Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project would be a continuation of this Foundation.

FIGURE 3



— **General Plan Land Use**

 Rural Community - Estate Density Residential	 Community Center	 Rural Mountainous
 Rural Community - Very Low Density Residential	 Light Industrial	 Rural Desert
 Rural Community - Low Density Residential	 Heavy Industrial	 Agriculture
 Estate Density Residential	 Business Park	 Conservation
 Very Low Density Residential	 Public Facilities	 Conservation Habitat
 Low Density Residential	 Mixed Use Area	 Open Space Recreation
 Medium Density Residential	 Rural Residential	 Open Space Rural
 Medium High Density		

Based on the analysis contained above, this foundation amendment request is reasonable and supportable. Please feel free to contact me if you have any questions.

Respectfully,

Brian Taylor



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John E Hildebrand
Planning Director*

PROPERTY OWNERS' CERTIFICATION APN: 472-090-001

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Edward Lincoln

SIGNATURE: _____

TITLE: Associate Planner

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

PHONE: 951-955-8514

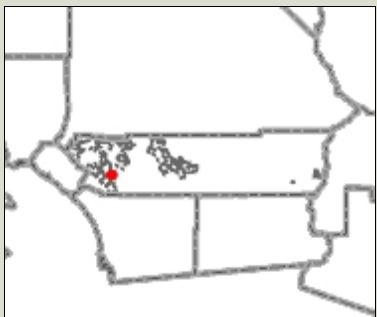
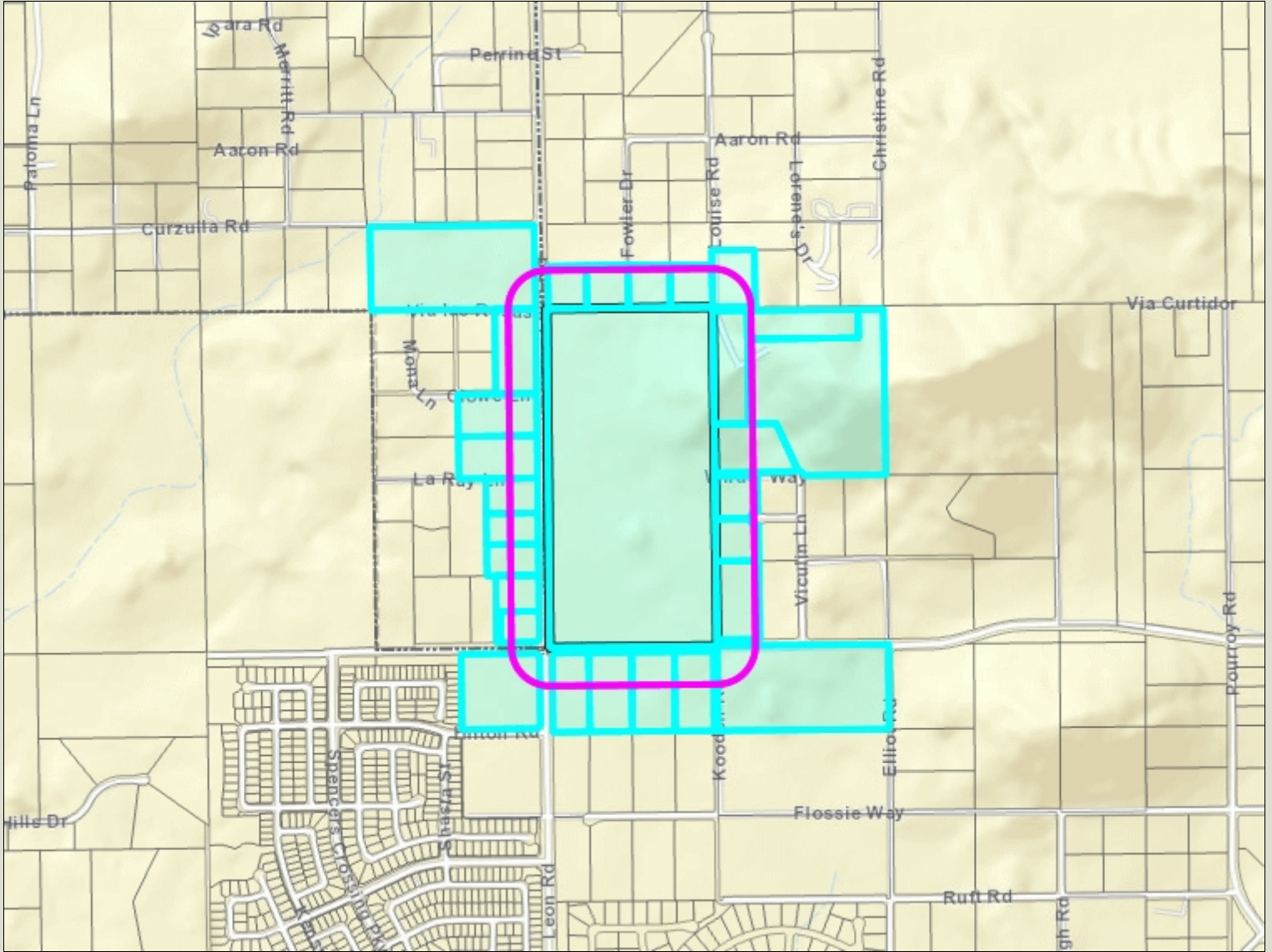
EMAIL: elincoln@rivco.org

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

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

Riverside County GIS Mailing Labels

GPA240021



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

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/26/2024 2:10:52 PM

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472030020
FREDRIC J. POURROY
33501 LEON RD
MENIFEE CA 92596

472050009
JOHN D. SMITH
30797 VIA LAS ROSAS
MENIFEE CA 92596

472050014
NHAN THANH NGUYEN
30906 MIDNIGHT MOON LN
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050020
RICARDO CISNEROS
30985 LA RAY LN
WINCHESTER CA 92596

472050022
JESUS MENDOZA
33885 LEON RD
WINCHESTER CA 92596

472050027
DURSTON FAMILY TRUST DATED
05/01/2023
30928 KELLER RD
WINCHESTER CA 92596

472050028
JOVANIA A. ALATORRE
30980 KELLER RD
WINCHESTER CA 92596

472050033
JOSE ARAUZA
31982 SAGE CT
WINCHESTER CA 92596

472080005
DONNA L. RICHARDS
33450 FOWLER DR
WINCHESTER CA 92596

472080006
CRAIG VILLINES
33510 FOWLER DR
WINCHESTER CA 92596

472080013
RICHARD L. ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

472080014
SIGRID HAMMER WOLF
33485 LOUISE RD
WINCHESTER CA 92596

472080019
ANON SANGCHAMPA
33480 LOUISE RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090003
ANDREW CAMPOS
31301 VIA CURTIDOR
WINCHESTER CA 92596

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPF
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472280003
827 LEON
6915 E RUTGERS AVE
ANAHEIM CA 92807

472320001
POLIQUIN RICHARD DONALD &
LORRAINE E FAMILY TRUST DTD 1/24/00
1331 W BAY AVE
NEWPORT BEACH CA 92661

472320002
POLIQUIN RICHARD D & LORRAINE E
FAMILY TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049

January 28, 2025

Riverside County Planning Department
Attn: Edward Lincoln

Re: Derek Barbour Project – Plan Amendment No. 240021 (GPA240021)

Dear Derek,

Please accept this letter as a request to consider NOT changing the density zoning from LOW to MEDIUM on the outskirts (abutting lots to those on the east side) of this 80ac lot on the Northeast corner of Keller Rd and Leon Rd.

We are not opposed to responsible development of this lot, however this project was previously represented to the residents of this neighborhood as LOW density on the edge lots. We are a rural enclave surrounded by rapid development, and a graduated density transition on the east side of the property would help maintain a country feel despite the development. We would also appreciate a transition zone perhaps consisting of walking/horse riding trails with space on either side to maintain current equine activity, and the ability to better enjoy access to sunsets for the abutting lots.

Thank you for your time and consideration. I hope to see positive, fruitful results of our requests and concerns.

Respectfully and sincerely,



Rob Manno
Property Owner
31362 Keller Rd
Winchester, CA 92596

951-526-6728

January 26, 2025

Riverside county planning department
General plan advisory committee
PO Box 1409
Riverside, CA 92502-1409

Subject: general plan amendment number 240021

Dear Mr. Lincoln and general plan advisory committee members,

I hope this letter finds you well. I am writing to you as a concerned resident of Riverside County, where my family and I have the privilege of living in a rural setting. We have called this area home for many years, and we deeply value the peace, natural beauty, and tight-knit community that this environment provides.

It has come to our attention that the 80 acres of land bordering our property may be subject to a rezoning proposal for medium-density development. I would like to express our strong opposition to this rezoning and kindly request that the area remain designated for rural use.

The land in question is not only a part of the natural landscape we cherish but also home to a variety of wildlife that we have been fortunate to observe in its natural habitat. The peace and serenity of our rural community are integral to our way of life, and a change to medium-density zoning would significantly disrupt both the wildlife and the quiet atmosphere that makes this area so special.

While we understand the need for development, we believe it would be more appropriate for the land to be developed in larger parcels, as was originally planned over 20 years ago. We are open to responsible development that respects the character of the land and does not encroach upon the rural feel of the area. However, we are concerned about the prospect of apartments or tract housing being built on this land, which would drastically change not only the aesthetic of our community but also the quality of life for families like ours.

As parents, we are especially concerned about how such a development could affect our children's ability to enjoy the outdoor spaces and natural beauty that we currently do. The prospect of having apartments or high-density housing right on the border of our property is unsettling and would permanently alter the landscape we hold dear.

We respectfully ask that you consider the concerns of those of us who live in this rural area and make every effort to maintain its current zoning. We are grateful for the opportunity to share our perspective and hope that the county will prioritize preserving the rural charm and ecological integrity of this area for generations to come.

Thank you for your time and attention to this matter. We appreciate your consideration and hope you will take our concerns into account when making decisions that will affect our community.

Sincerely,

A handwritten signature in blue ink that reads "Cara Manifesta". The signature is written in a cursive, flowing style.

Cara Manifesta

31400 Tejay Ave.

Winchester, CA 92596

caramanifesta@gmail.com

760-473-0724

January 23, 2025

Riverside County Planning Department
General Plan Advisory Committee
P.O. Box 1409
Riverside, CA 92502-1409

Subject: General Plan Amendment No. 240021

Dear Mr. Lincoln and General Plan Advisory Committee members,

I hope this letter finds you well.

My family and I have lived at the location highlighted in the attached Riverside County assessors map for over 10 years. It is our understanding that a previous unsuccessful attempt was made nearly 20 years ago to rezone the parcel identified as APN 472-090-001 to a higher density. It is possible the applicant, Mr. Barbour, may or may not know this history therefore, my neighbors and I are willing to share the history and previous settled master plan design.

That previous master plan design was a hard fought compromise and I believe Mr. Barbour may be willing to modify his plans to align with the current zoning and withdraw the application once those facts and history are presented. It would save all of us in time and energy were the applicant to withdraw their application to increase the zone density prior to the public meeting.

If Mr. Barbour is unwilling or does not withdraw his application reference GPA Amendment No. 240021 prior to the date of the public meeting scheduled for January 29th, 2025, then let this signed letter serve as my formal request for the General Plan Advisory Committee to dismiss Mr. Barbour's application to increase the zoning density of the parcel identified as APN 472-090-001 which is adjacent to our property. Additionally, I kindly request this letter be entered into the public record.

At such time as may be necessary our community is prepared to further delineate all of the reasons why we believe the zoning should remain as existing for the parcel in question.

I personally am not anti-development and look forward to the future development of the almost 80 acre parcel hopefully designed responsibly with community engagement. Thus far, I have not personally been contacted by any developers soliciting my opinion. However, I look forward to meeting our future neighbors living in a developed portion of the acreage on one of our family walks or bike rides. In fact, just the other day we met a couple on our morning walk who were out taking pictures of the hawks and egrets.

Therefore, I believe a future developer should work toward creating a space marketed to individuals who would cherish the vast variety of wildlife we enjoy. For example, one

of our favorite family activities is observing our resident Peregrine falcons, Red-tail Hawks and Harris hawks among others, not to mention the variety of owls, who frequently hunt from perches in our trees. I believe maintaining the existing zoning would go far to maintain a semblance of the current ecosystem that we as a family and community enjoy so much while balancing the interest of all the stakeholders, including the wildlife.

As you, and the other advisory committee members must be aware increased traffic, noise, and the potential loss of community character, for example our resident wildlife in the example above, are among the most important considerations.

I feel it would be in the interest of all parties to avoid another drawn out go around on this subject for many reasons.

Thank you for your attention to this matter and please don't hesitate to reach out for further information if needed.

A handwritten signature in black ink, appearing to read "Stephen Manifesta". The signature is fluid and cursive, with the first name "Stephen" being more prominent than the last name "Manifesta".

Stephen Manifesta
31400 Tejay Avenue
Winchester CA, 92596
c. +1.760.271.2176
stephen@manifestafarms.com



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

(ID # 25925)

MEETING DATE:

Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) Foundation Component – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer/Representative: Brian Taylor c/o Warmington Residential – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Keller Road, east of Leon Road, south of Sunny Hills Drive, and west of Viculin Lane – 78.19 Gross Acres – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agricultural, 1.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC-EDR), Rural Community: Low Density Residential (RC-LDR), and Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Medium Density Residential (CD:MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors – APN: 472-090-001. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT

Case Number(s):	GPA240021
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	472-090-001
Continued From:	


John Hildebrand, Planning Director 12/10/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240021) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR), Low Density

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Residential (LDR), and Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel totaling 78.19 gross acres.

The parcel is located north of Keller Road, east of Leon Road, south of Sunny Hills Drive, and west of Viculin Lane.

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. 240021 (GPA240021).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (EDR) Low Density Residential (LDR) Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR) Open Space (OS)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area Leon/Keller Policy Area
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Rural Residential (RR)
South:	Low Density Residential (LDR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	Rural Residential (RR)
West:	City of Menifee
Existing Zoning Classification:	R-5 (Open Area Combining Zone-Residential Developments) R-A (Residential Agricultural) R-A-1.5 (Residential Agricultural, 1.5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	City of Menifee
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Dwellings Vacant
East:	Single Family Dwellings
South:	Single Family Dwellings Vacant
West:	Single Family Dwellings Vacant

Located Within:

City's Sphere of Influence:	Yes – City of Murrieta
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell No. 5174
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within
Airport Influence Area (“AIA”):	No
Environmental Justice Community	No

PROJECT LOCATION MAP

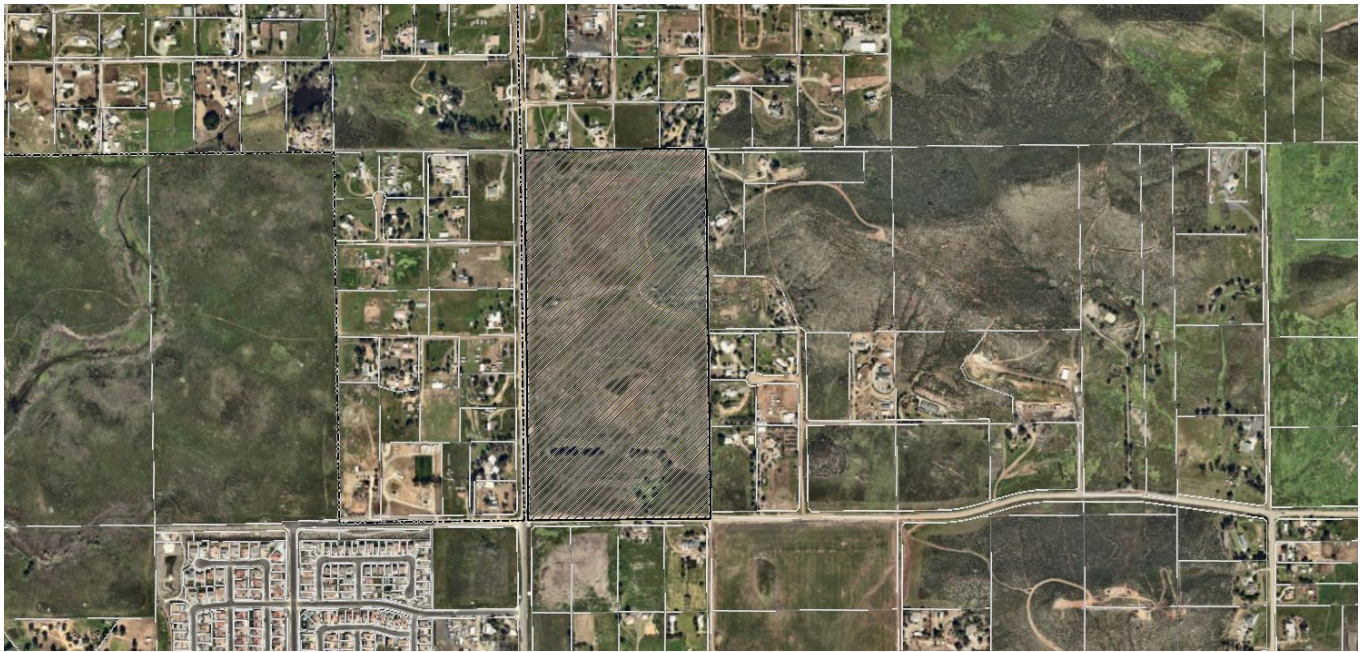


Figure 1: Project Location Map

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 (GPA240021) is initiated

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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-GPA240021 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC-LDR), Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The parcel is located in the Estate Density Residential & Rural Residential, Highway 79, and Leon/Keller Policy Area's.

If FC-GPA240021 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site. The proposed future project would consist of a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres on the southern portion of the site. The proposed density is 2-5 dwelling units per acre on lots ranging from 5,500 to 20,000 square feet. The northern portion of the site would maintain a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres.

Proposed Future Land Use

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

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the 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 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 Conservation (OS-C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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.

ATTACHMENTS

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designation**
- Exhibit C – Existing Zoning Classification**
- Exhibit D – Applicant’s Exhibits**
- Exhibit E – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

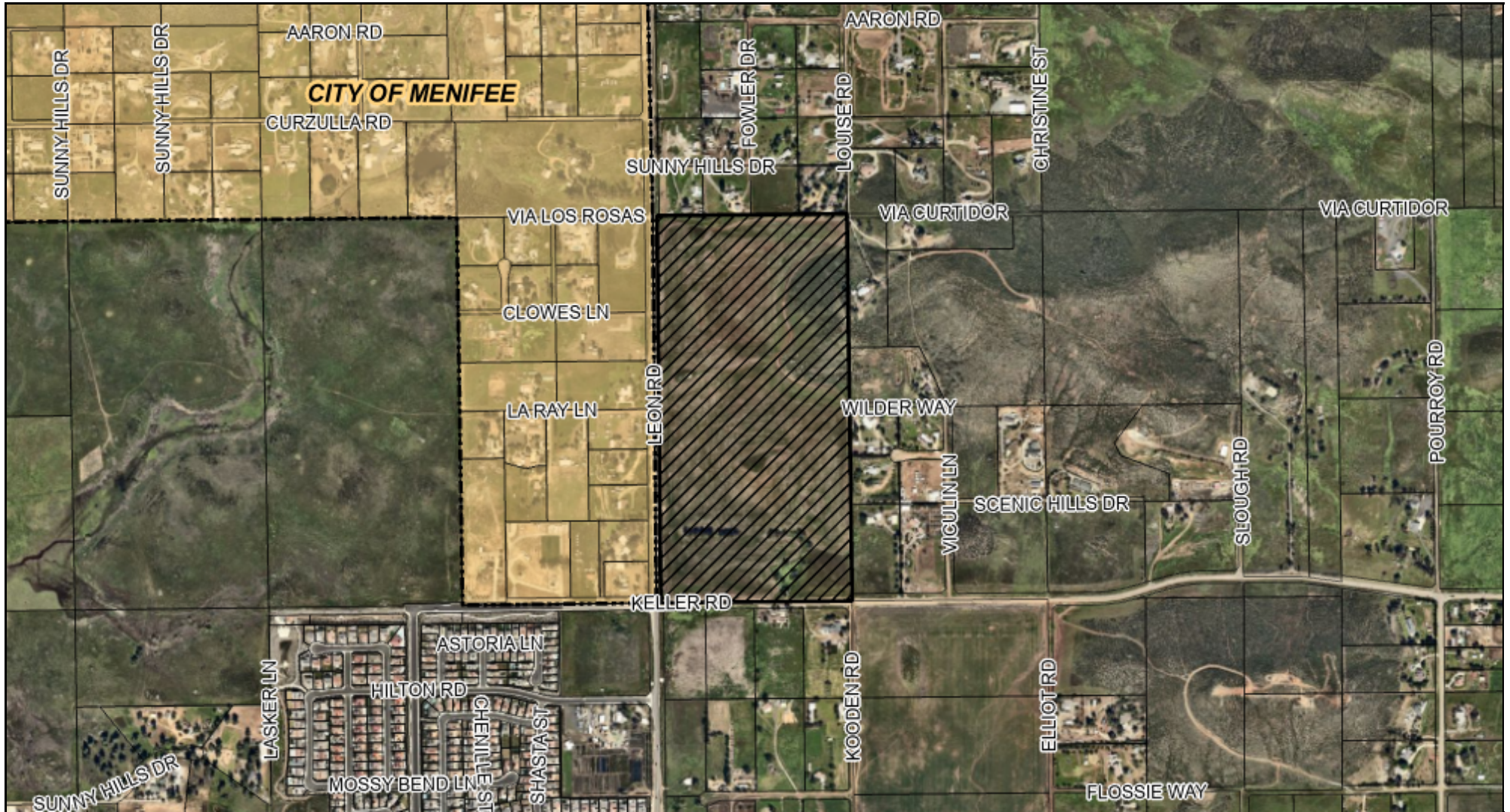
GPA240021

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

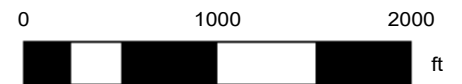
Date: 8-19-2024

District: 3

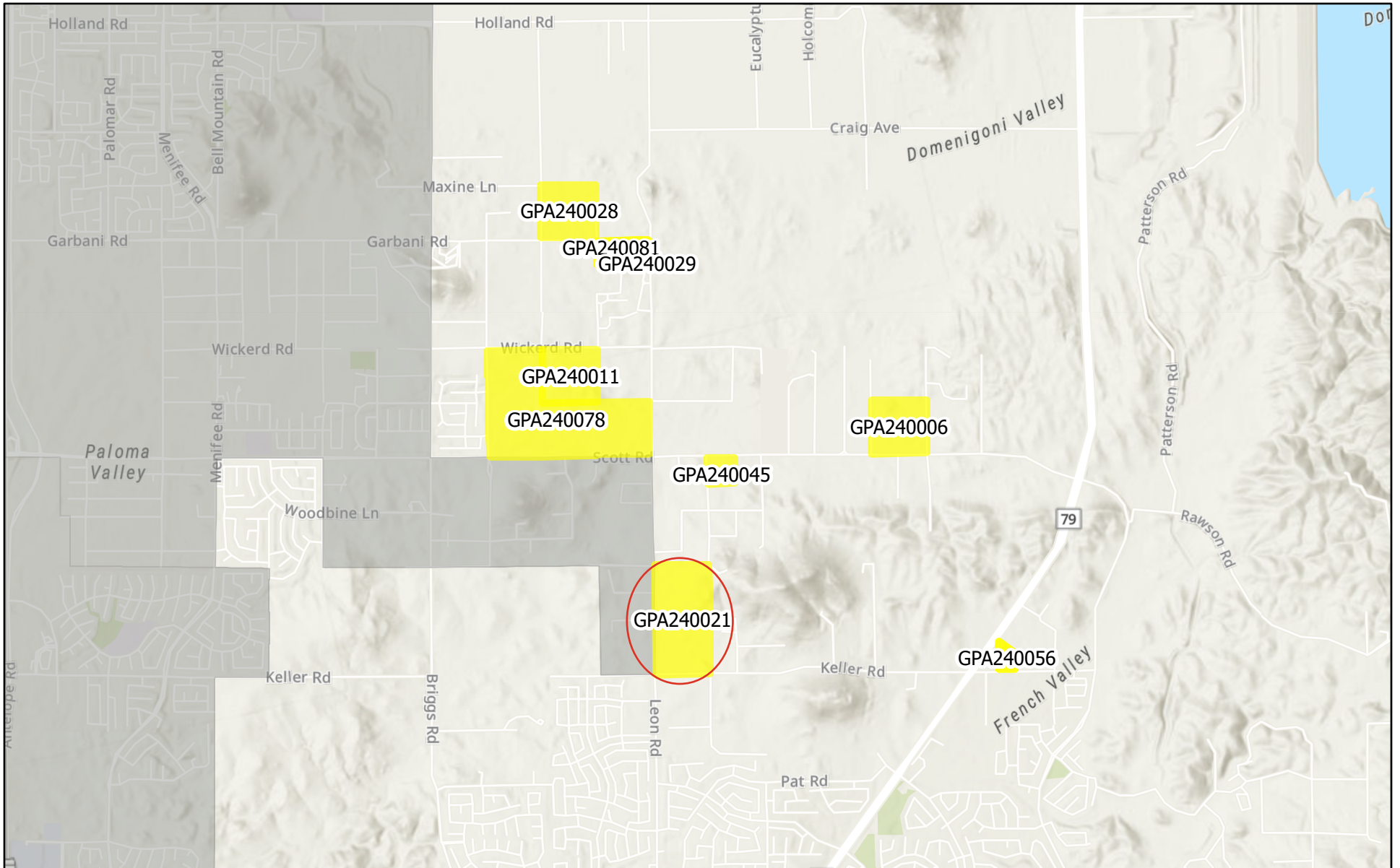


Zoning Area/District: FRENCH VALLEY

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>



FGPA Status Map

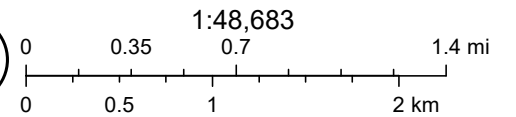


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

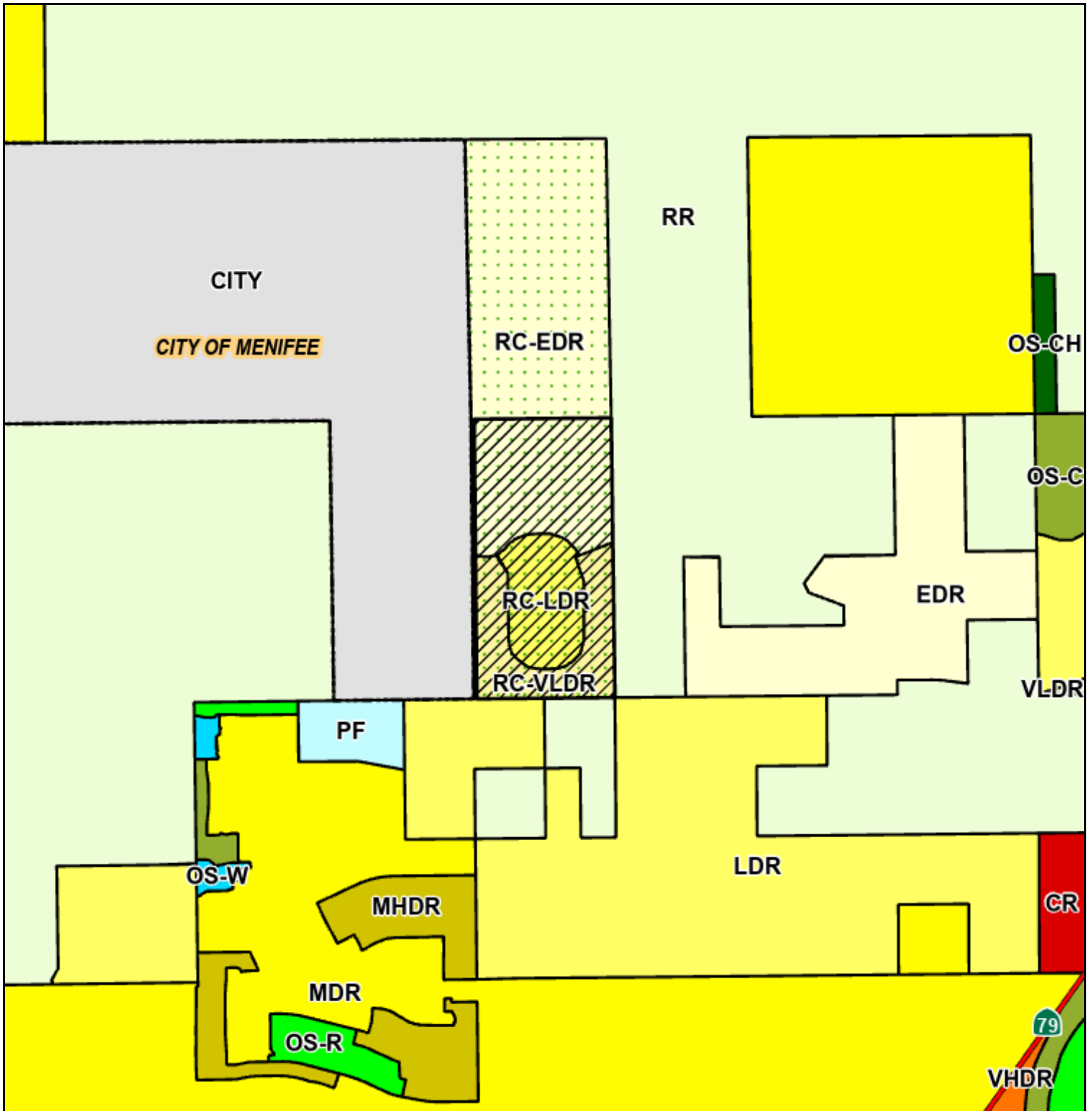
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

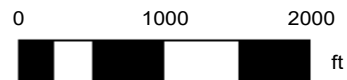
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

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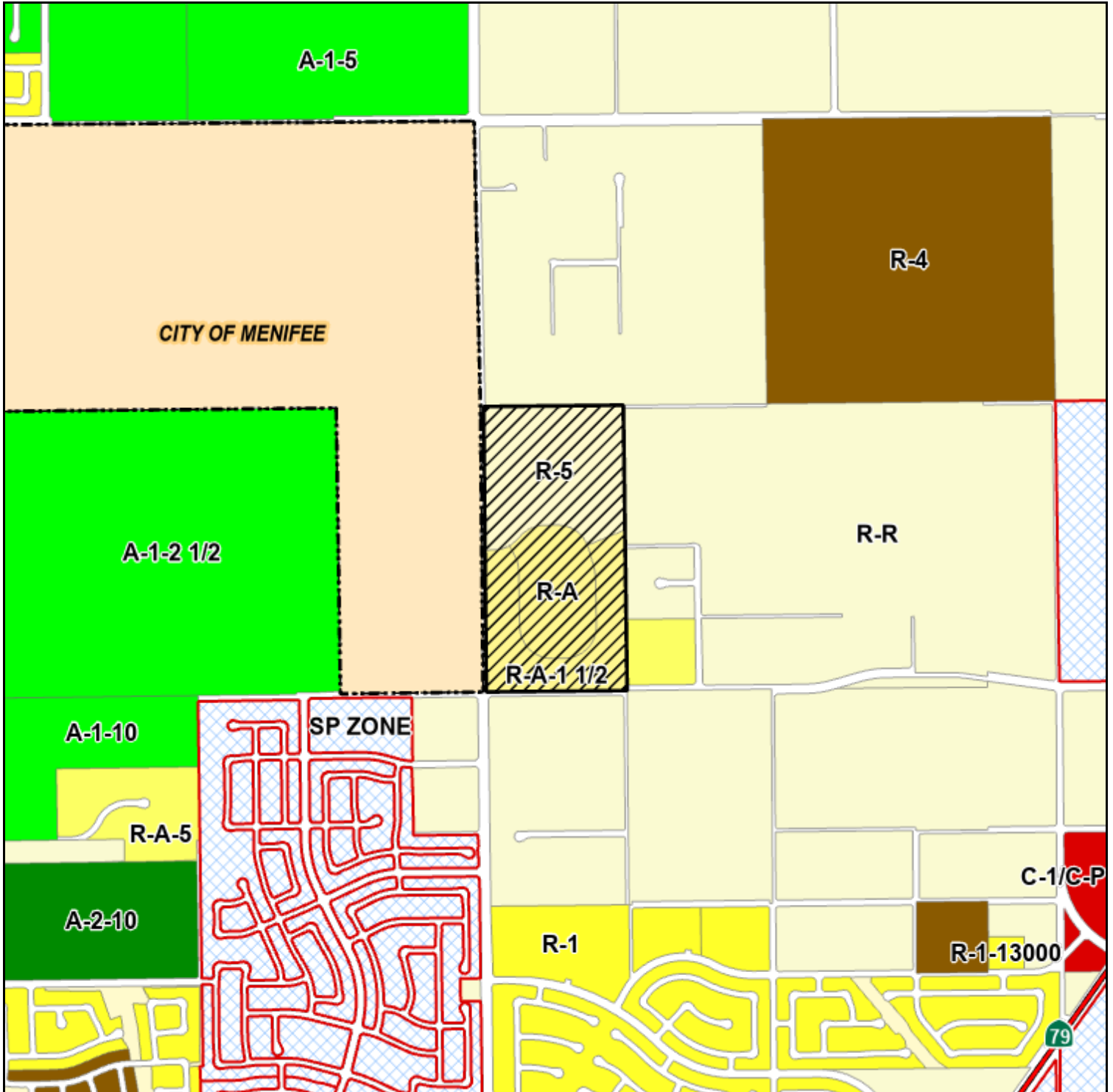
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

Date: 8-19-2024

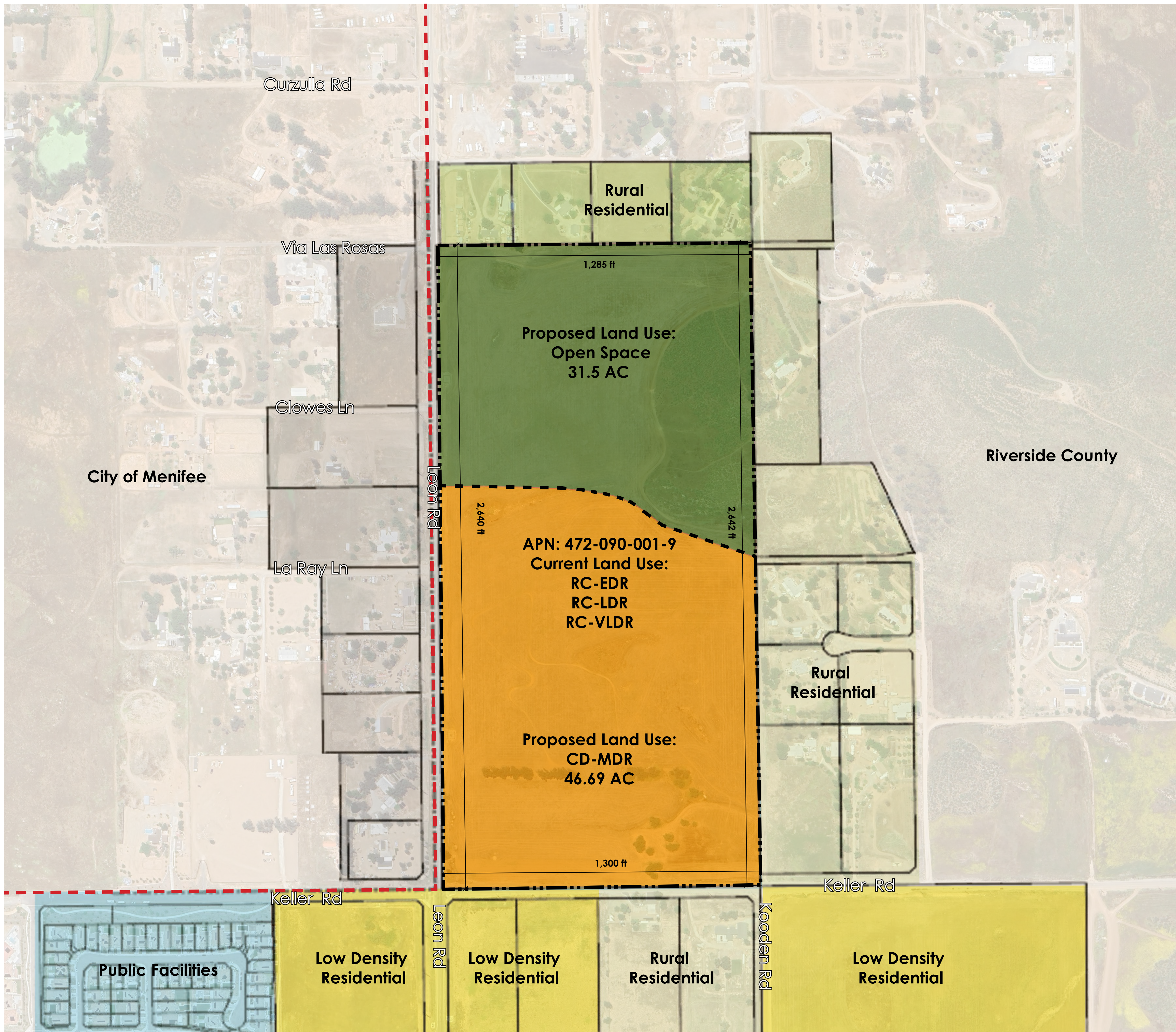
Exhibit: 2



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Site Plan/Land Use Plan (Exhibit "A") Required Items	
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Exhibit Preparer	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
Utility Purveyors	
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CD-MDR	
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Recreation and Park District: Not applicable	
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Site located on 06065C2090G No Map Available Property is not located in an area subject to flooding	



GENERAL GPA (WITHOUT A SPECIFIC PLAN)
TTM29089GPA
RIVERSIDE COUNTY, CA





1968 South Coast Highway, #3043
Laguna Beach, CA 92651
Phone: 805.305.3651
brian@taylor-clark.com

April 5, 2024

Riverside County Planning Staff
4080 Lemon Street, 12th Floor
Riverside, CA 92501

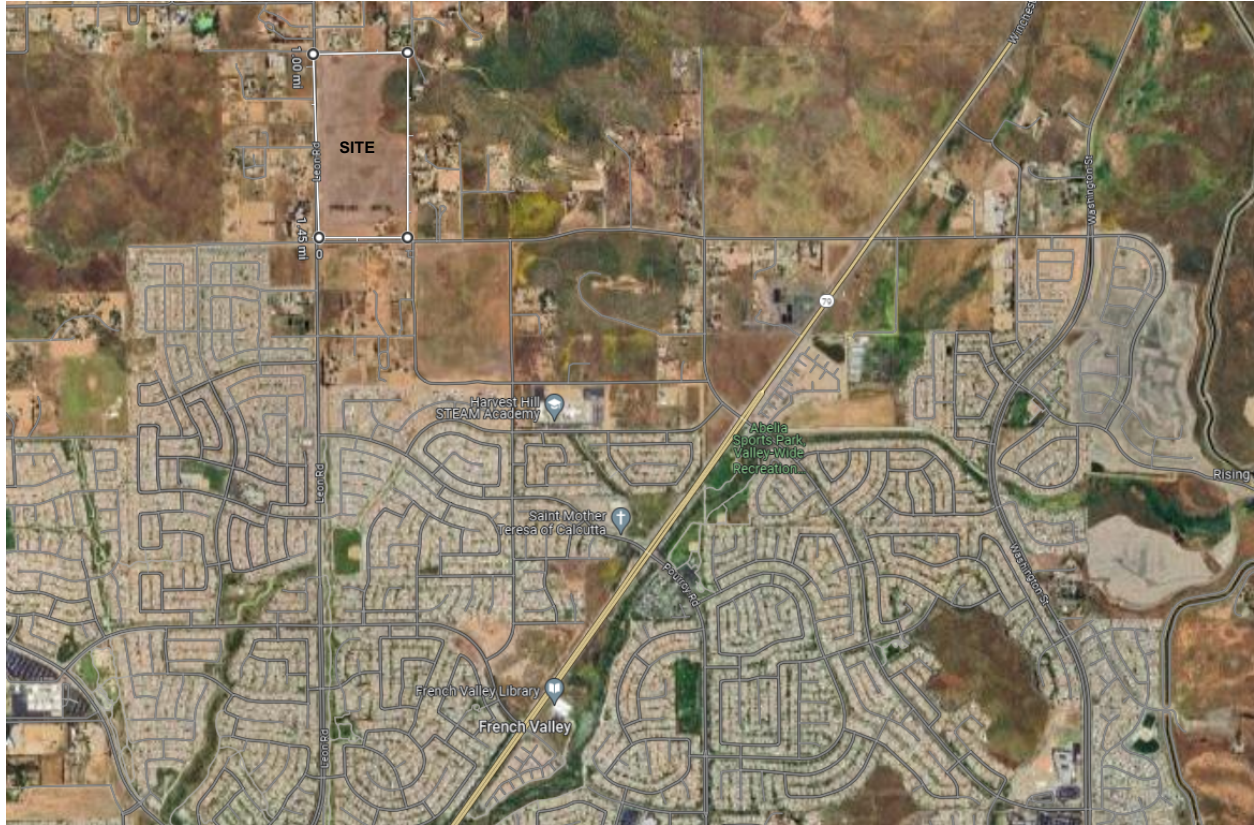
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To Whom it May Concern:

The purpose of this letter is to formally request that the Riverside County Planning Staff support the requested General Plan Land Use Foundation Plan Amendment from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR). The southerly 46.7 acres would be developed, and the northerly 31.5 acres of the site are proposed as Open Space.

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FIGURE 1



As it pertains to this site:

- Not within an Agricultural Preserve
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- Not in an Airport Influence Area
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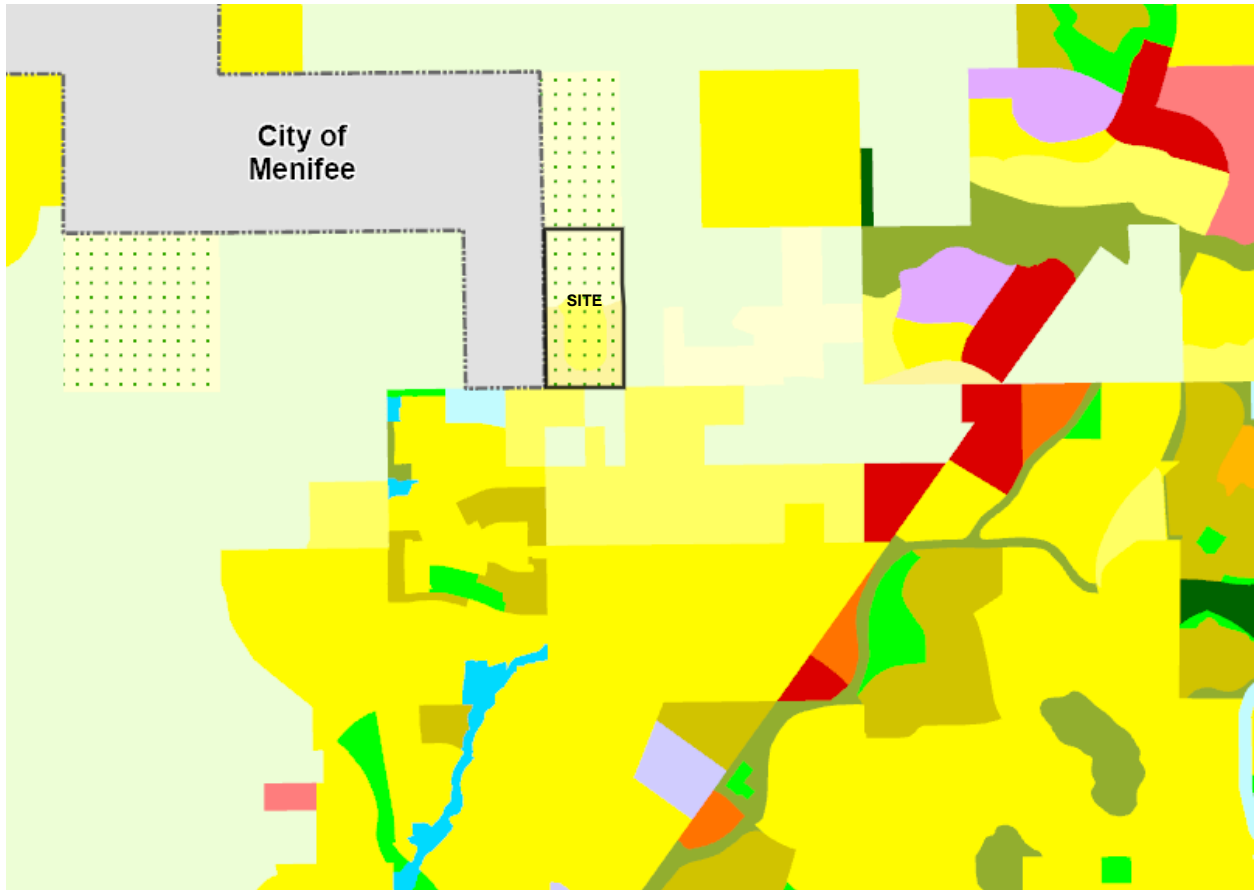
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- Suburban type development is encroaching from the west and south.























As shown below in Figure 2, Keller Road is an east/west secondary roadway connecting Hwy 79 to I-215. Leon Road is a north/south road that connects Clinton Keith Road to Grand Avenue in the Winchester Community Plan. These roadway classifications, as outlined in the General Plan, would support Medium Density Residential development (as the prior approved project was used for the analysis of roadway capacity).

Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project would be a continuation of this Foundation.

FIGURE 3



— **General Plan Land Use**

 Rural Community - Estate Density Residential	 Community Center	 Rural Mountainous
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 Rural Community - Low Density Residential	 Heavy Industrial	 Agriculture
 Estate Density Residential	 Business Park	 Conservation
 Very Low Density Residential	 Public Facilities	 Conservation Habitat
 Low Density Residential	 Mixed Use Area	 Open Space Recreation
 Medium Density Residential	 Rural Residential	 Open Space Rural
 Medium High Density		

Based on the analysis contained above, this foundation amendment request is reasonable and supportable. Please feel free to contact me if you have any questions.

Respectfully,

Brian Taylor



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 472-090-001

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Edward Lincoln

SIGNATURE: _____

TITLE: Associate Planner

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

PHONE: 951-955-8514

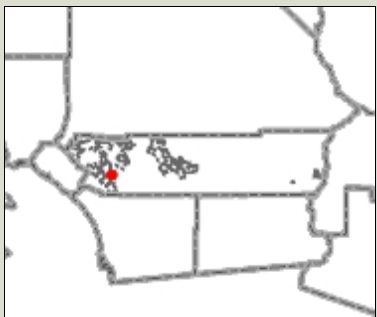
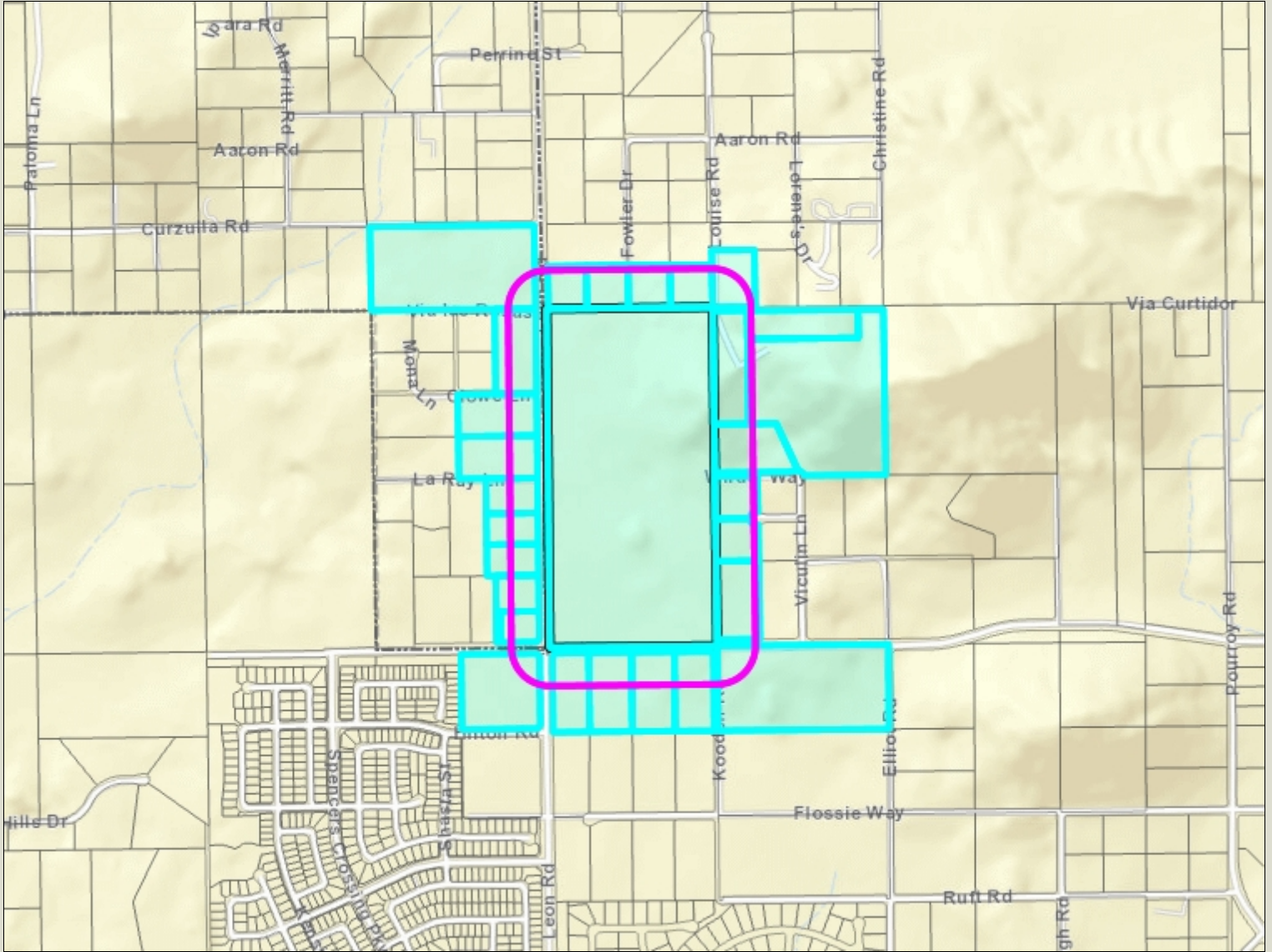
EMAIL: elincoln@rivco.org

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

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

Riverside County GIS Mailing Labels

GPA240021



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

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/26/2024 2:10:52 PM

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472030020
FREDRIC J. POURROY
33501 LEON RD
MENIFEE CA 92596

472050009
JOHN D. SMITH
30797 VIA LAS ROSAS
MENIFEE CA 92596

472050014
NHAN THANH NGUYEN
30906 MIDNIGHT MOON LN
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050020
RICARDO CISNEROS
30985 LA RAY LN
WINCHESTER CA 92596

472050022
JESUS MENDOZA
33885 LEON RD
WINCHESTER CA 92596

472050027
DURSTON FAMILY TRUST DATED
05/01/2023
30928 KELLER RD
WINCHESTER CA 92596

472050028
JOVANIA A. ALATORRE
30980 KELLER RD
WINCHESTER CA 92596

472050033
JOSE ARAUZA
31982 SAGE CT
WINCHESTER CA 92596

472080005
DONNA L. RICHARDS
33450 FOWLER DR
WINCHESTER CA 92596

472080006
CRAIG VILLINES
33510 FOWLER DR
WINCHESTER CA 92596

472080013
RICHARD L. ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

472080014
SIGRID HAMMER WOLF
33485 LOUISE RD
WINCHESTER CA 92596

472080019
ANON SANGCHAMPA
33480 LOUISE RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090003
ANDREW CAMPOS
31301 VIA CURTIDOR
WINCHESTER CA 92596

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPF
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472280003
827 LEON
6915 E RUTGERS AVE
ANAHEIM CA 92807

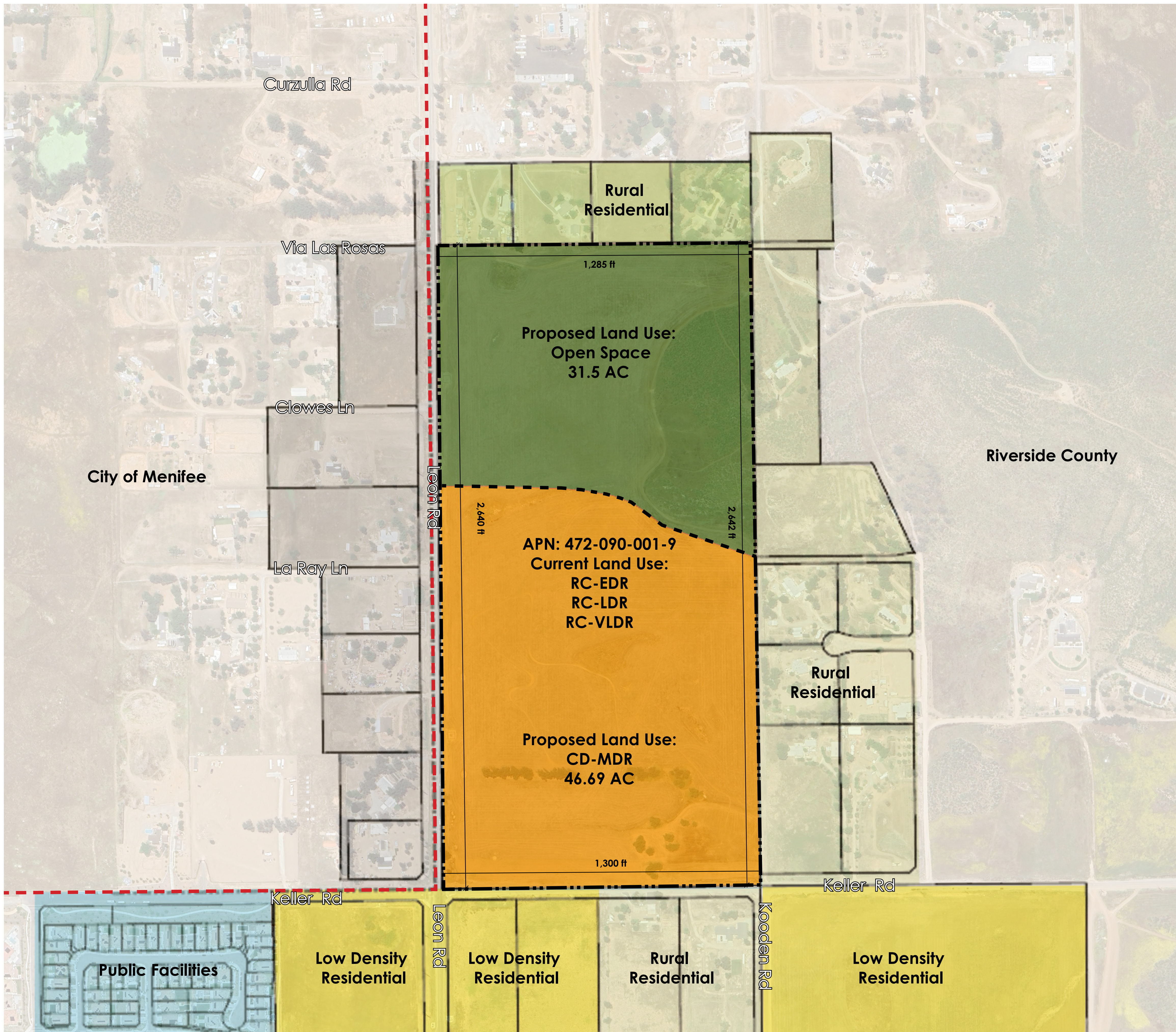
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POLIQUIN RICHARD DONALD &
LORRAINE E FAMILY TRUST DTD 1/24/00
1331 W BAY AVE
NEWPORT BEACH CA 92661

472320002
POLIQUIN RICHARD D & LORRAINE E
FAMILY TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049



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TTM29089GPA
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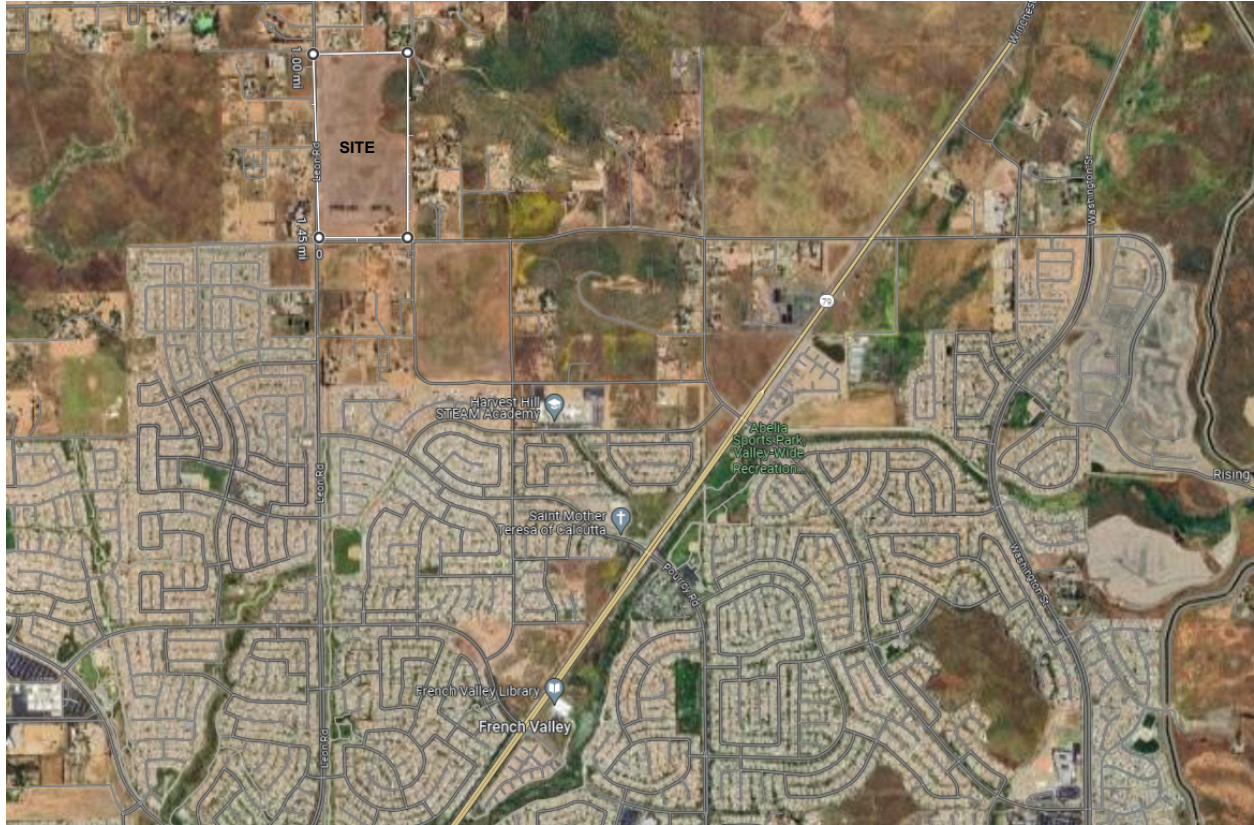
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FIGURE 2

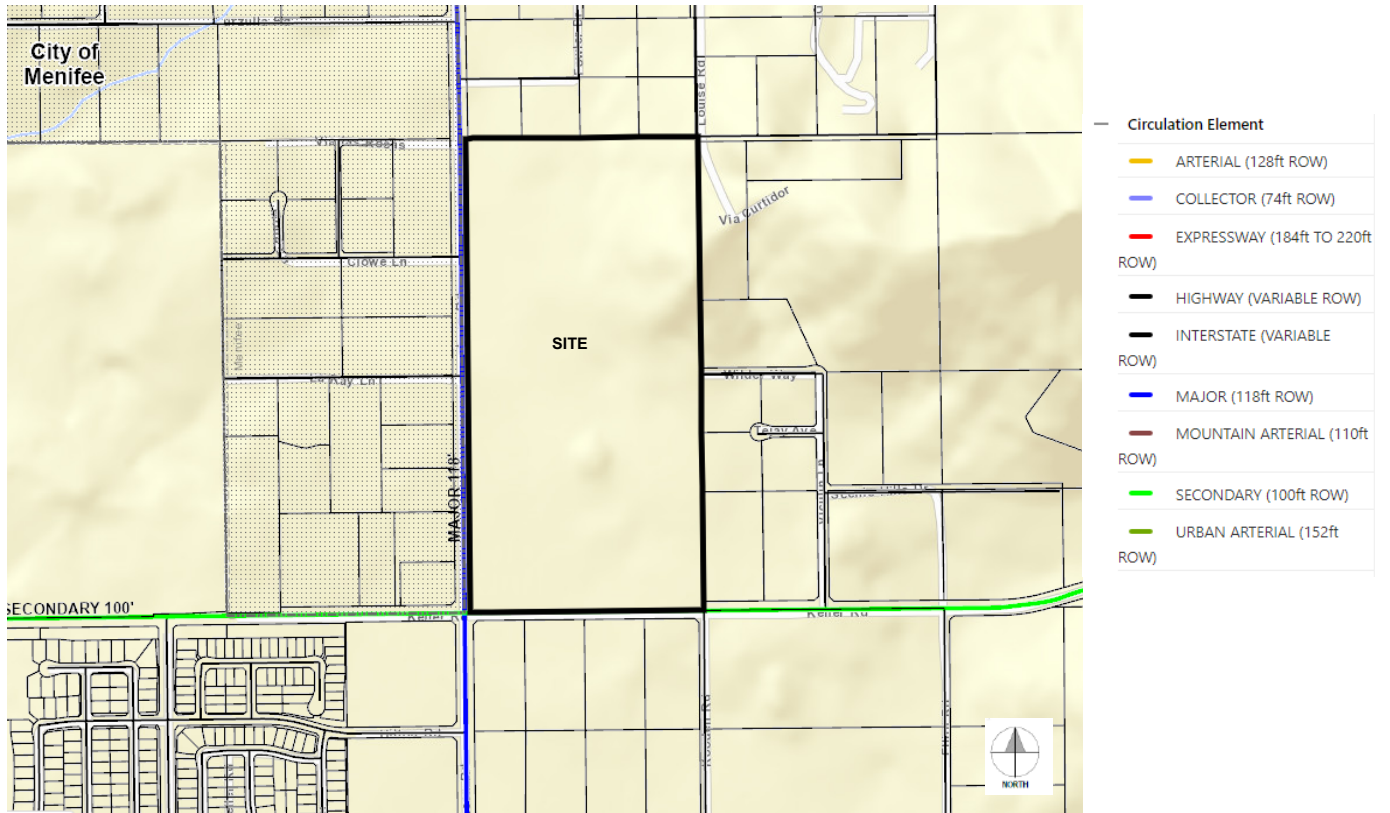
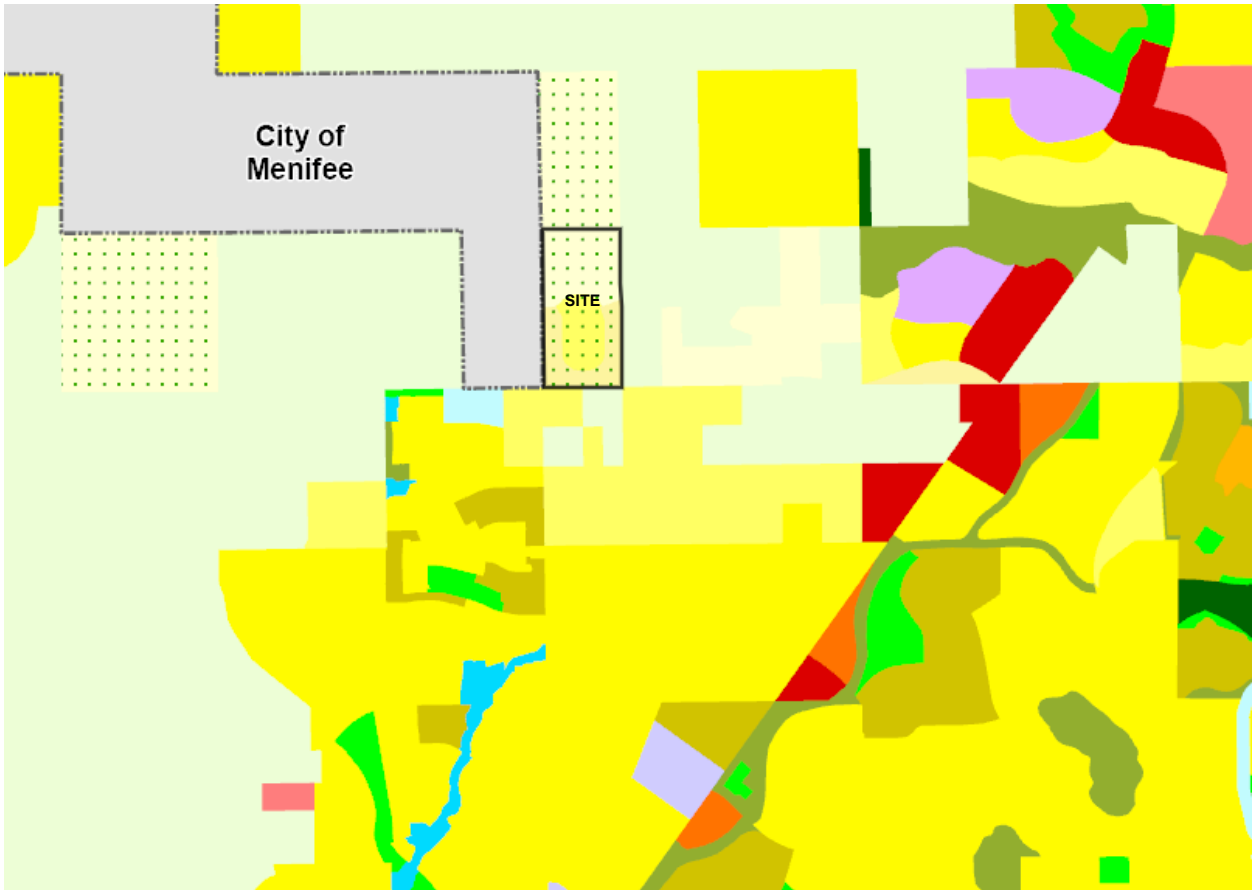
























Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project would be a continuation of this Foundation.

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Respectfully,

Brian Taylor



John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240021)

Planning Case APN: 472-090-001

I, **Edward Lincoln** certify that on **June 6, 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.

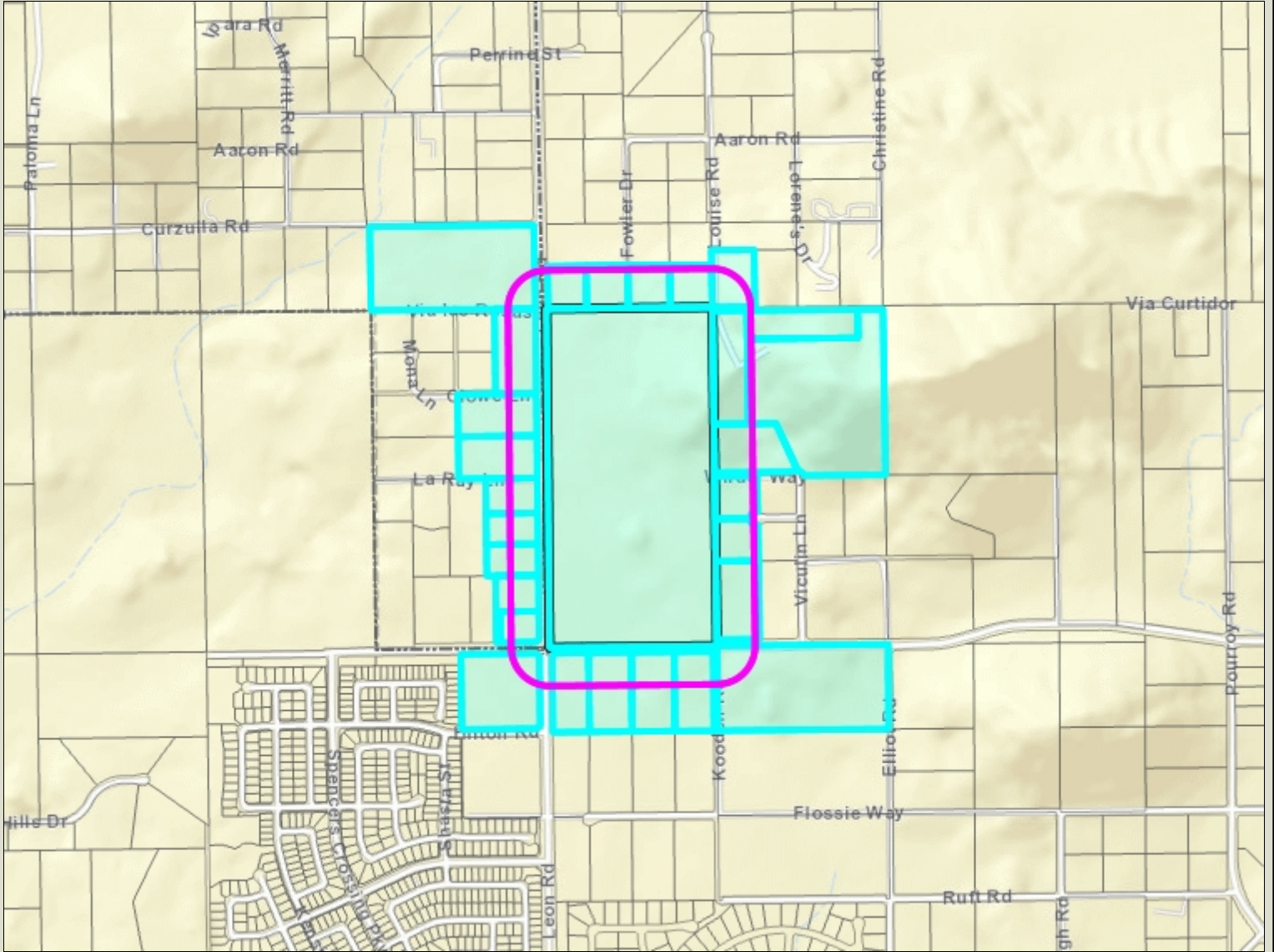
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240021



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

Notes



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... 11/26/2024 2:10:52 PM

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472030020
FREDRIC J. POURROY
33501 LEON RD
MENIFEE CA 92596

472050009
JOHN D. SMITH
30797 VIA LAS ROSAS
MENIFEE CA 92596

472050014
NHAN THANH NGUYEN
30906 MIDNIGHT MOON LN
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050020
RICARDO CISNEROS
30985 LA RAY LN
WINCHESTER CA 92596

472050022
JESUS MENDOZA
33885 LEON RD
WINCHESTER CA 92596

472050027
DURSTON FAMILY TRUST DATED
05/01/2023
30928 KELLER RD
WINCHESTER CA 92596

472050028
JOVANIA A. ALATORRE
30980 KELLER RD
WINCHESTER CA 92596

472050033
JOSE ARAUZA
31982 SAGE CT
WINCHESTER CA 92596

472080005
DONNA L. RICHARDS
33450 FOWLER DR
WINCHESTER CA 92596

472080006
CRAIG VILLINES
33510 FOWLER DR
WINCHESTER CA 92596

472080013
RICHARD L. ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

472080014
SIGRID HAMMER WOLF
33485 LOUISE RD
WINCHESTER CA 92596

472080019
ANON SANGCHAMPA
33480 LOUISE RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090003
ANDREW CAMPOS
31301 VIA CURTIDOR
WINCHESTER CA 92596

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPF
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472280003
827 LEON
6915 E RUTGERS AVE
ANAHEIM CA 92807

472320001
POLIQUIN RICHARD DONALD &
LORRAINE E FAMILY TRUST DTD 1/24/00
1331 W BAY AVE
NEWPORT BEACH CA 92661

472320002
POLIQUIN RICHARD D & LORRAINE E
FAMILY TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049

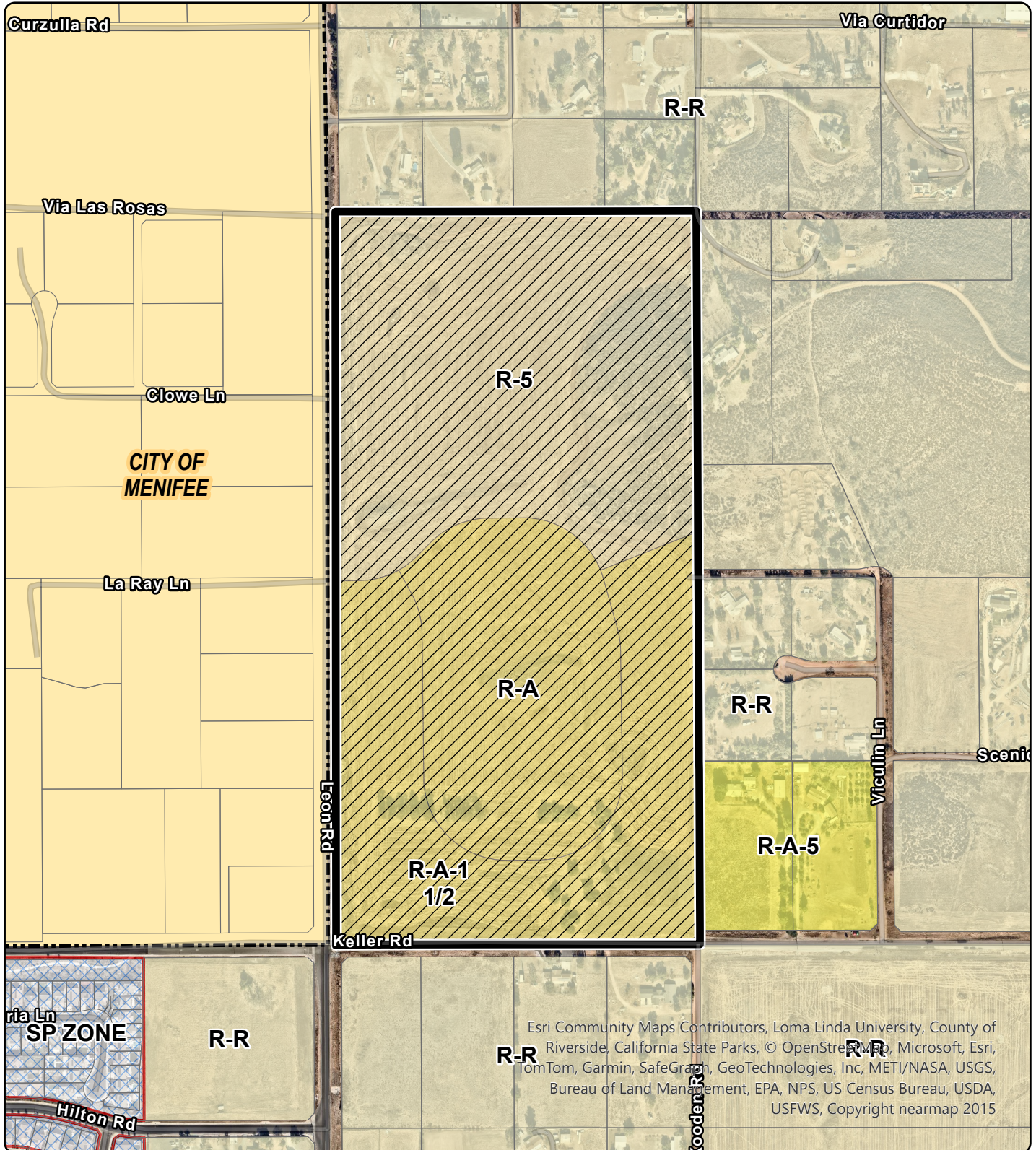
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

EXISTING ZONING

Supervisor: Washington
District 3

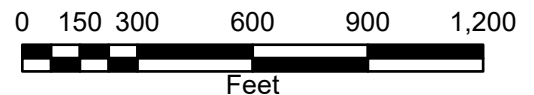
Date Drawn: 6/11/2025
Exhibit 2



Zoning Area: FRENCH VALLEY

Author: PetePang

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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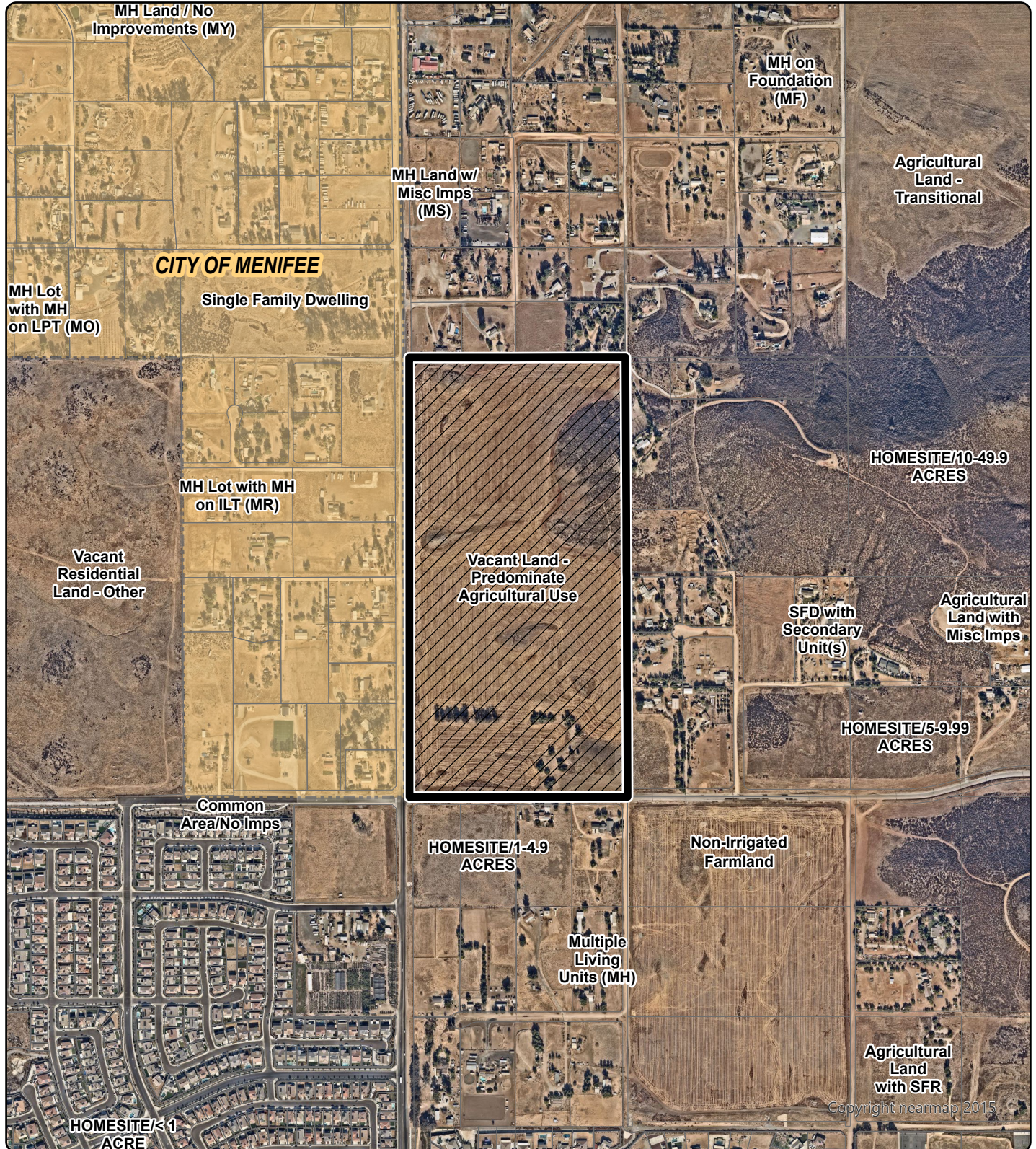
GPA240021

LAND USE

Supervisor: Washington
District 3

Date Drawn: 6/11/2025

Exhibit 1



Zoning Area: FRENCH VALLEY

Author: PetePang

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0 150 300 600 900 1,200 1,500 1,800 2,100



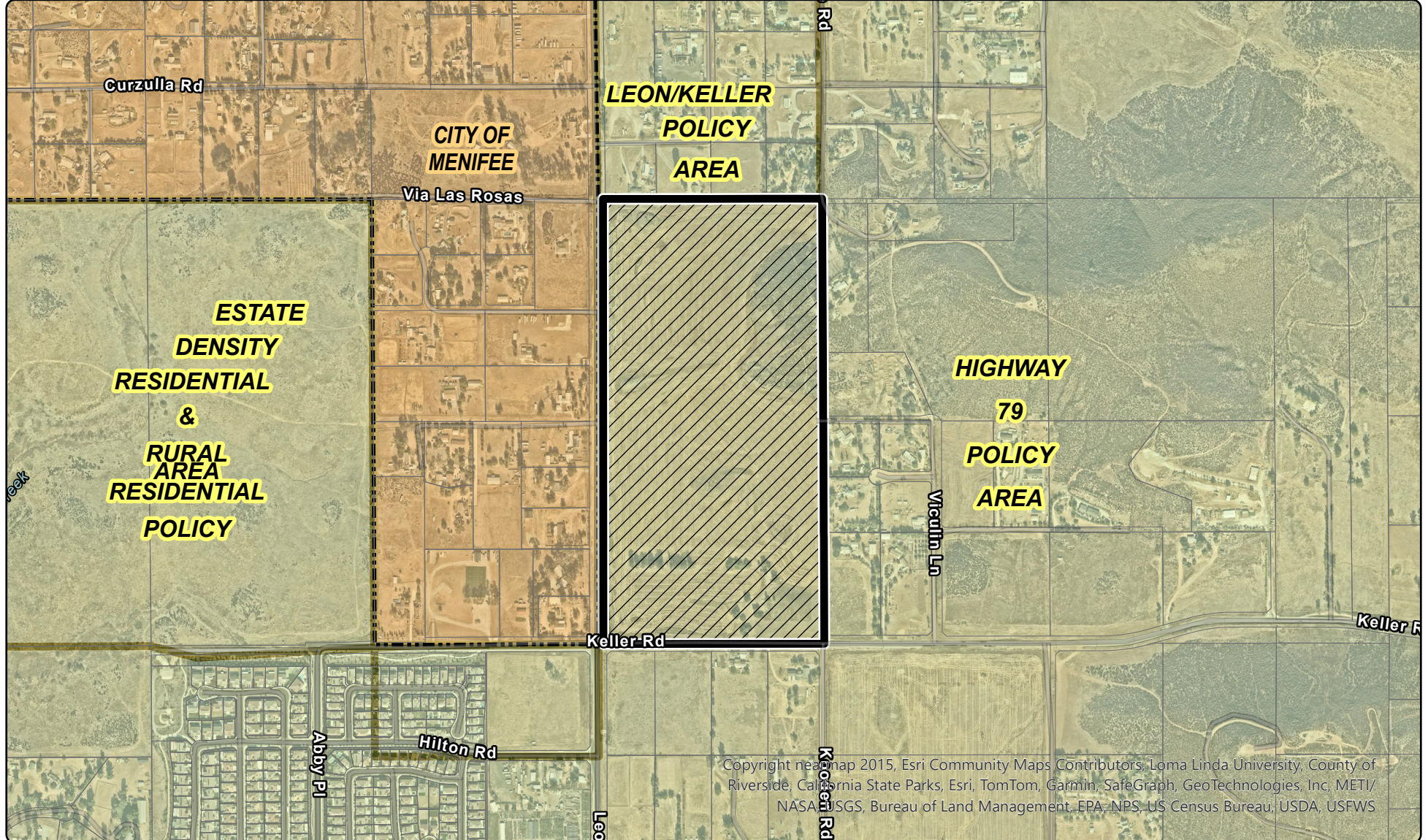
Feet

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VICINITY/POLICY AREAS

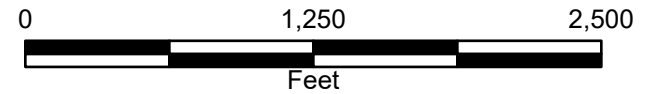
Supervisor: Washington
District 3

Date Drawn: 6/11/2025
Vicinity Map



Zoning Area: FRENCH VALLEY

Author: PetePang




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Foundation Component GPA Cycle Map



6/5/2025, 2:21:39 PM

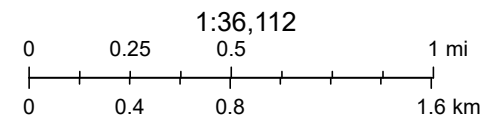
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Withdrawn



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TLMA - Planning

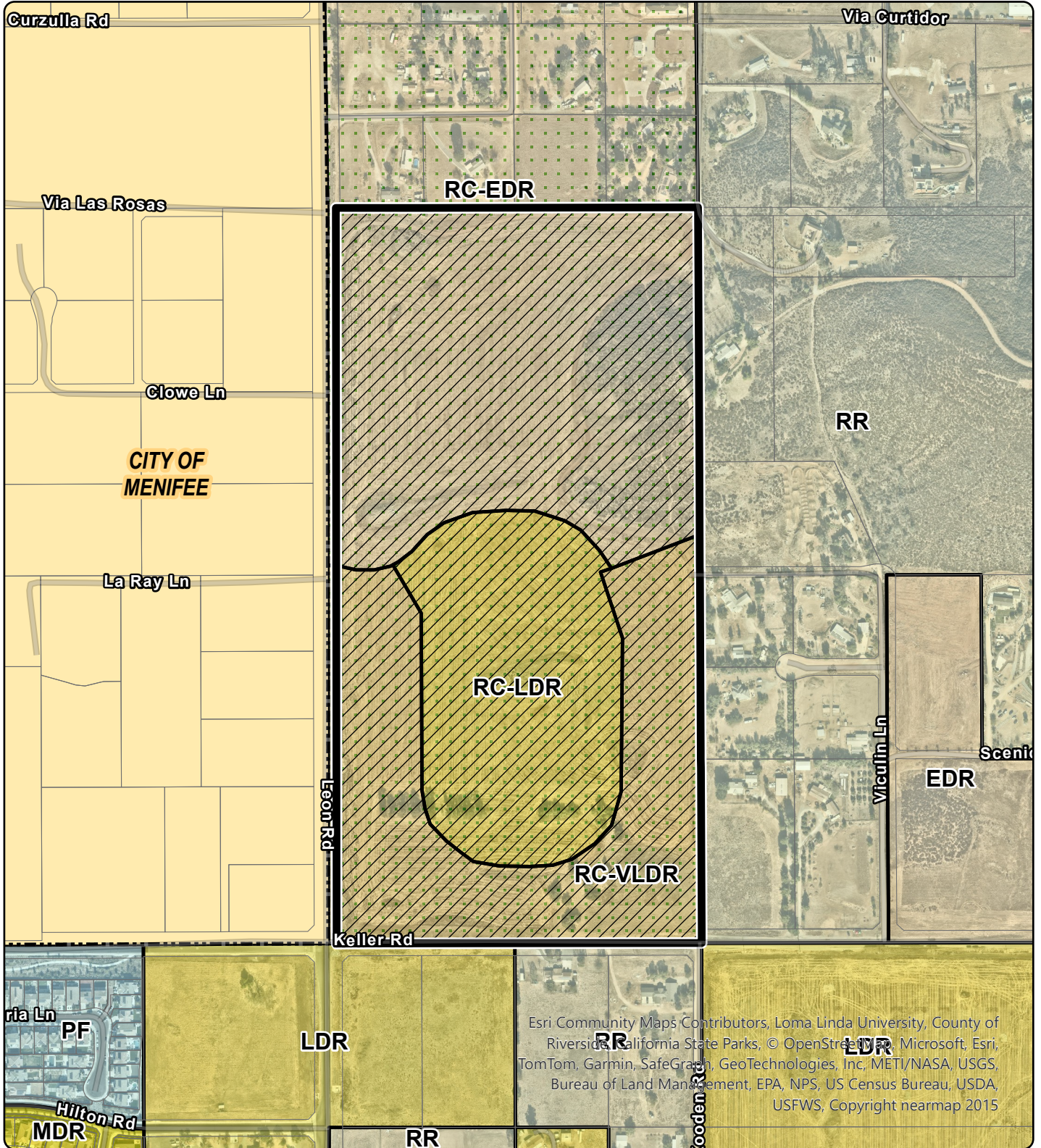
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 6/11/2025
Exhibit 5



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Zoning Area: FRENCH VALLEY

Author: PetePang

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