

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



ITEM: 22.1
(ID # 28218)

MEETING DATE:

Tuesday, July 29, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240029 (GPA240029) – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Third Supervisorial District – Winchester Area – Sun City / Menifee Valley Area Plan – Existing Zoning: Rural Residential (R-R) – Existing Land Use: Estate Density Residential (RC: EDR) – Proposed Land Use: Community Development: Medium Density Residential (CD: MDR) – Location: north of Meadowgate Ln., east of Brandon Ln., south of Garbani Rd., and west of Leon Rd. – 16.7 Gross Acres – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240029 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet. 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, within six (6) months, if the proposed GPA240029 is initiated by the Board of Supervisors. – APN(s): 466-210-021, 466-210-022, 466-210-023, and 466-210-024. Not a Project under CEQA– District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240029 (GPA240029)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240029 (GPA240029)** and requiring the applicant submit to the County the project within 6 months.

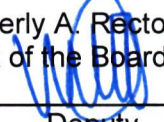
ACTION:Policy


John Hildebrand, Planning Director 9/16/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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. 240029 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 29, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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. 240029 (GPA240029) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), on four (4) parcels, totaling 16.7 net acres, in order to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 20 gross acres into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet.

The four (4) parcels are located north of Meadowgate Lane, east of Brandon Ln., south of Garbani Road, and west of Leon Road.

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240029) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240029 is a proposal to amend the project site's Foundation Component from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR). The parcels are located in the Estate Density Residential & Rural Residential and Highway 79 Policy Area's.

If the initiation for GPA240029 is approved, the applicant intends to apply for a project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 20 gross acres into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet (within 6 months).

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

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

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

The proposed Medium 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.

Public Hearing Notification and Community Outreach

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

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240029 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. There was no public testimony.

The Committee discussed the project and supported it.

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

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

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240029 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. No members of the public provided public testimony.

The Committee briefly discussed and supported the proposal.

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

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

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

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**
- Exhibit C – Existing Land Use Designations**
- Exhibit D – Existing Zoning Classifications**
- Exhibit E – Noticing Radius and Labels**
- Exhibit F – Applicant’s Exhibits**
- Exhibit G – GPAC Hearing Package**
- Exhibit H – PC Hearing Package**



Jason Farin, Principal Policy Analyst 7/24/2025



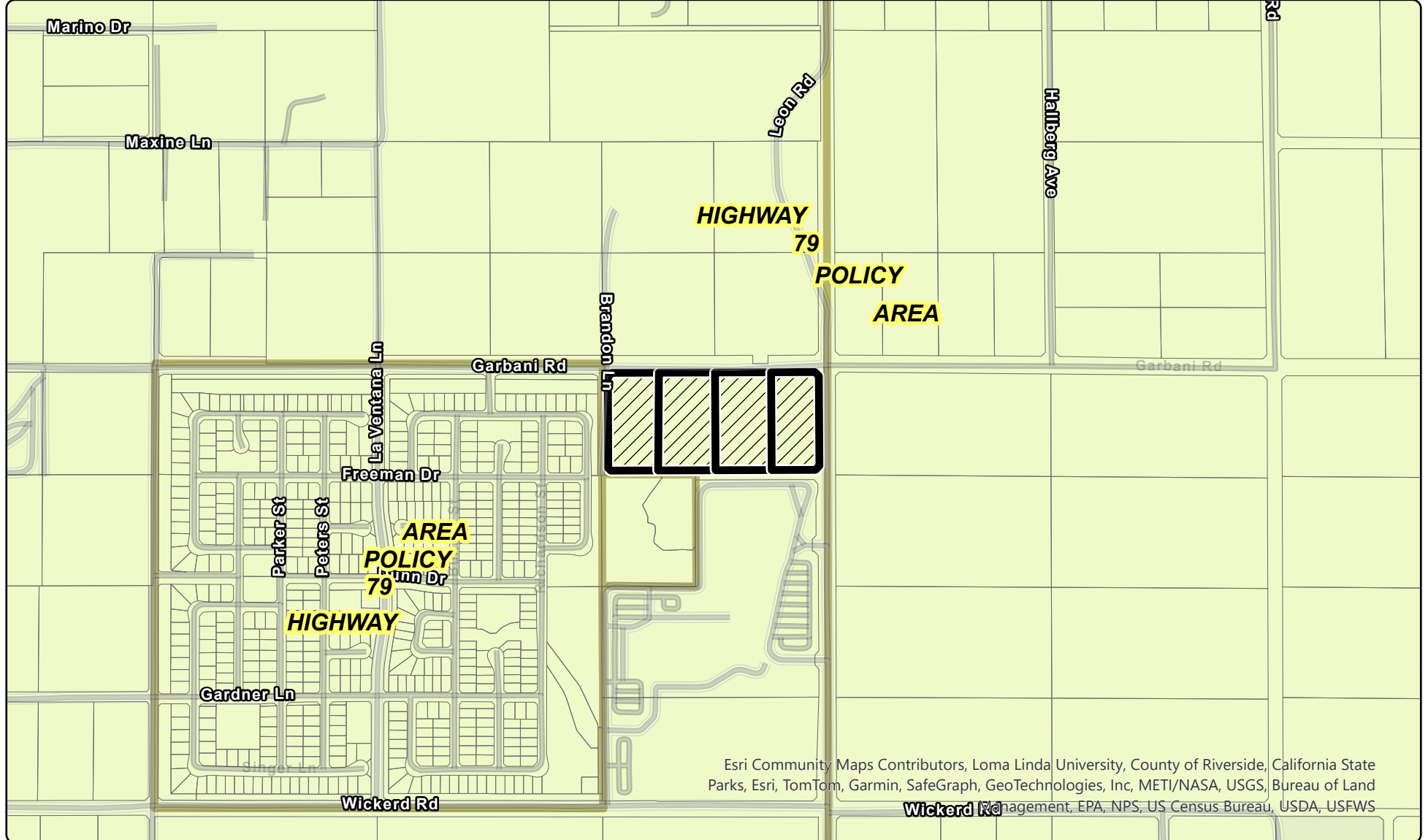
Aaron Gettis, Chief of Deputy County Counsel 7/16/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240029

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

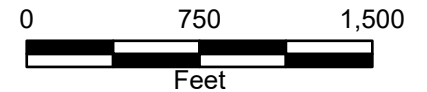
Date Drawn: 6/25/2025
Vicinity Map



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

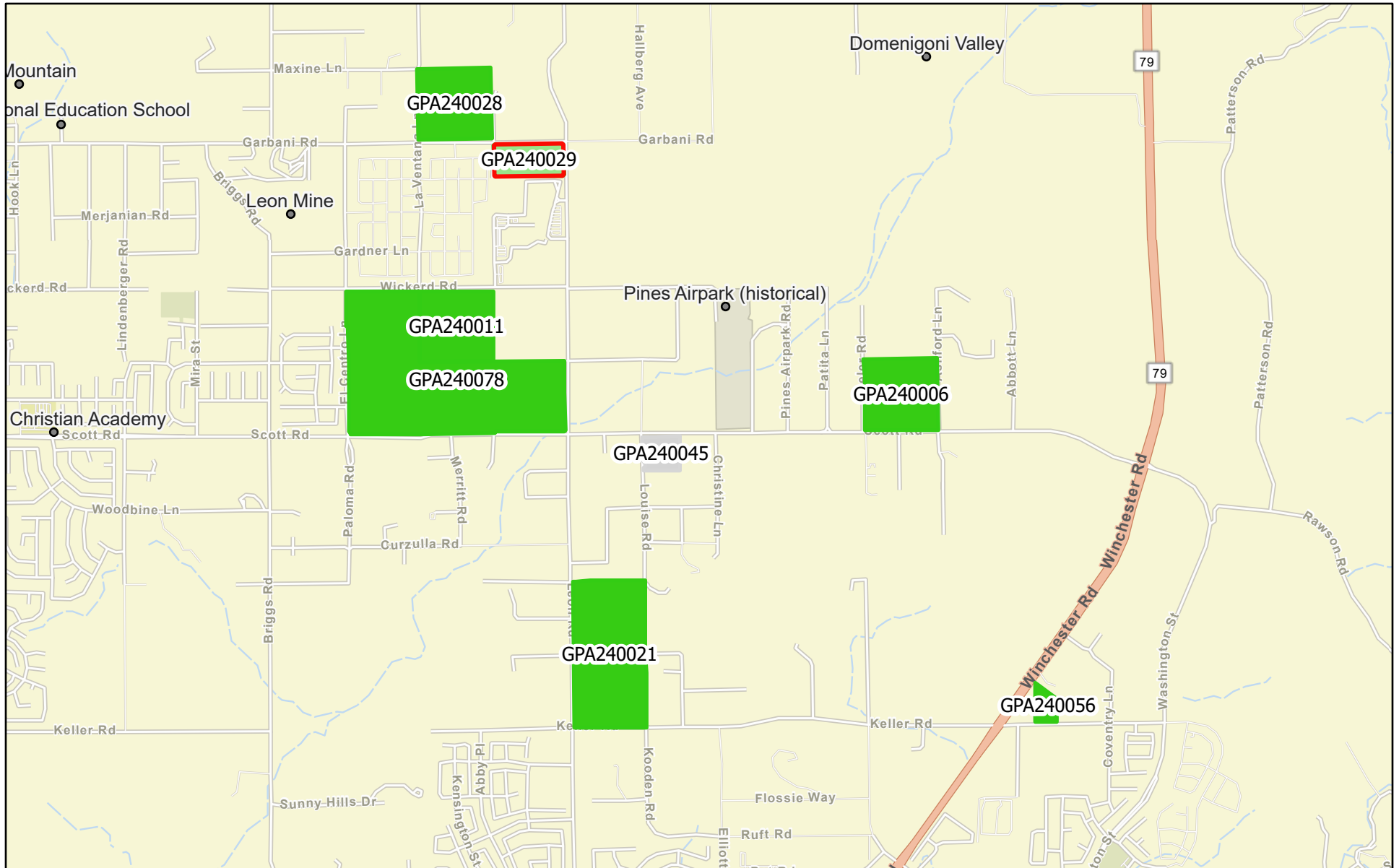
Zoning Area: WINCHESTER

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.rcplma.org>

Foundation Component GPA Cycle Map



7/1/2025, 9:40:09 AM

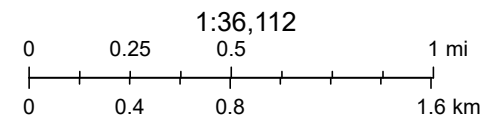
 FGPA Web Map _Query result

FGPA Web Map

 California Geographic Names Information System

 Active

 Withdrawn



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

TLMA - Planning

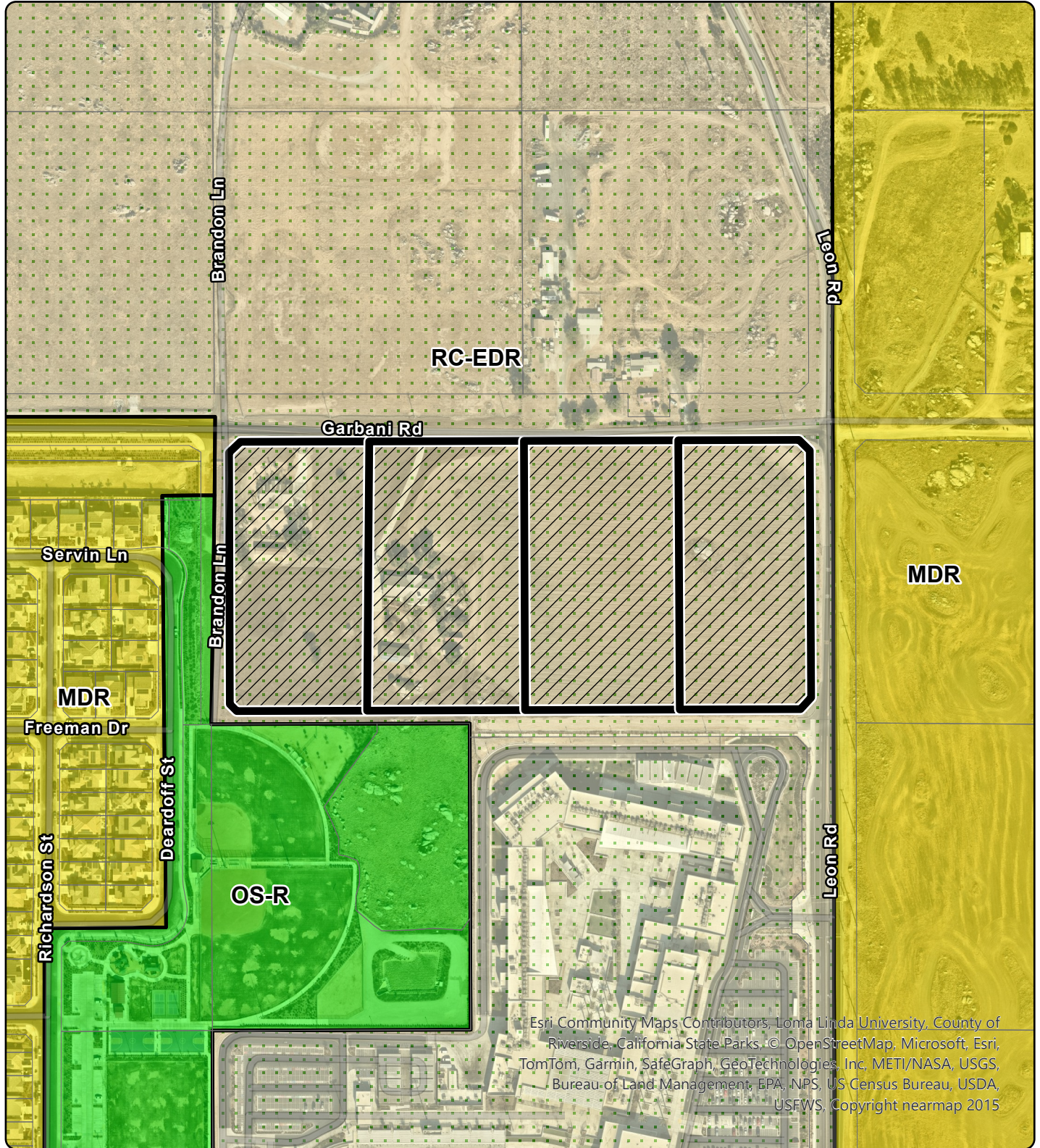
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240029

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

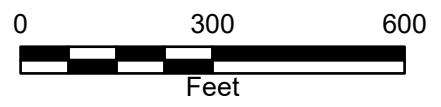
Date Drawn: 6/25/2025
Exhibit 5



Esri Community Maps Contributors, Loma Linda University, County of Riverside, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Copyright nearmap 2015

Zoning Area: WINCHESTER

Author: PetePang



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240029

LAND USE

Supervisor: Washington
District 3

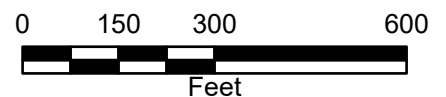
Date Drawn: 6/25/2025
Exhibit 1



Zoning Area: WINCHESTER

Author: PetePang

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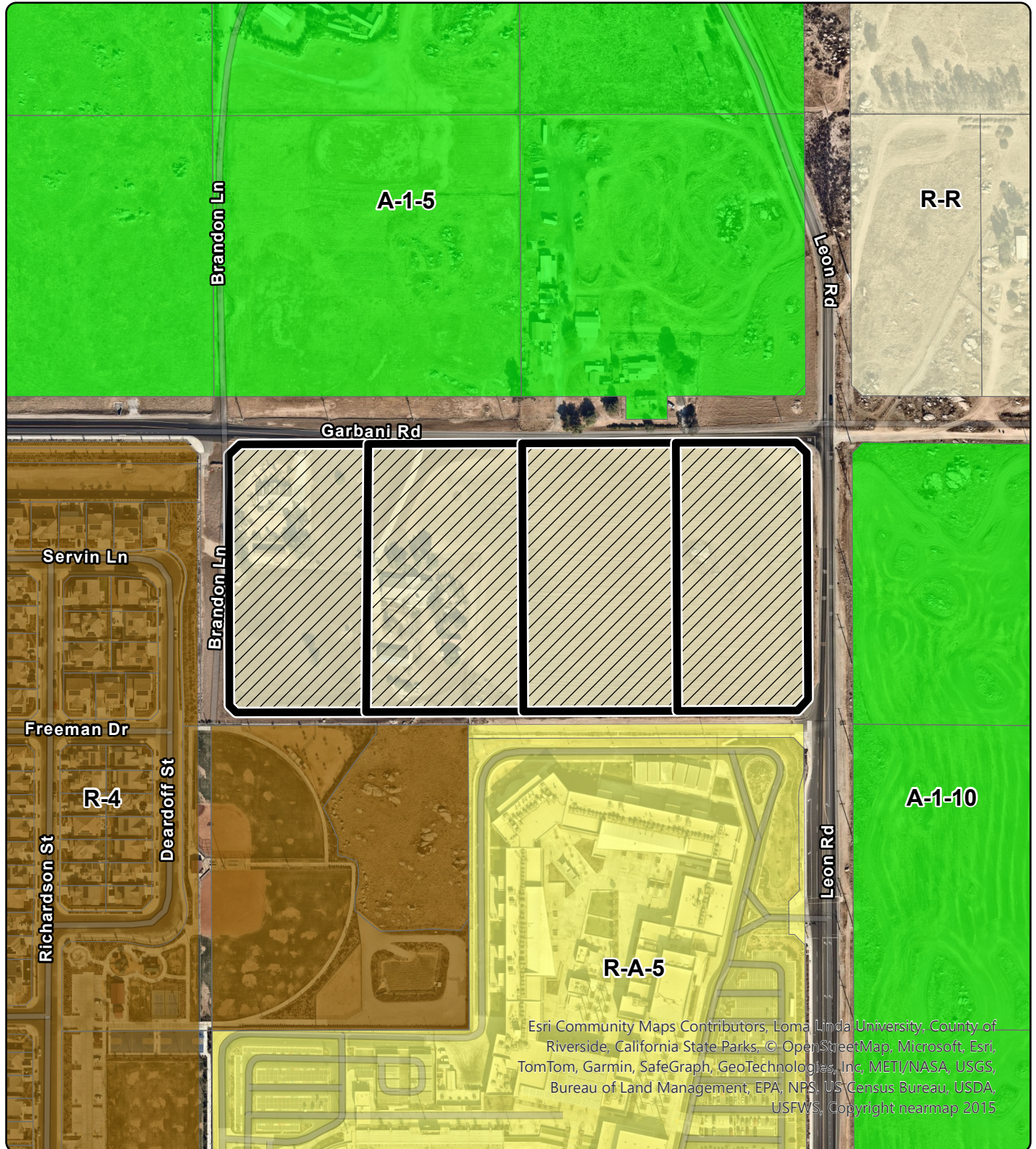


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240029

Supervisor: Washington
District 3

Date Drawn: 6/25/2025
Exhibit 2

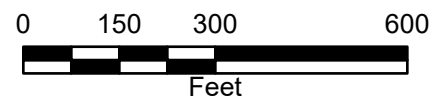
EXISTING ZONING



Zoning Area: WINCHESTER

Author: PetePang

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240029)

Planning Case APN(s): 466-210-021, 466-210-022, 466-210-023, and 466-210-024

I, Edward Lincoln certify that on July 2, 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.

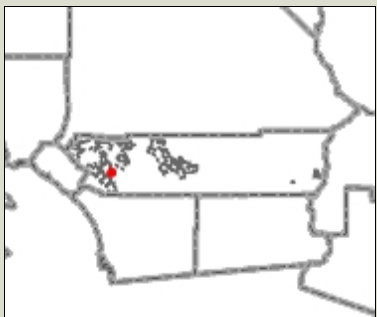
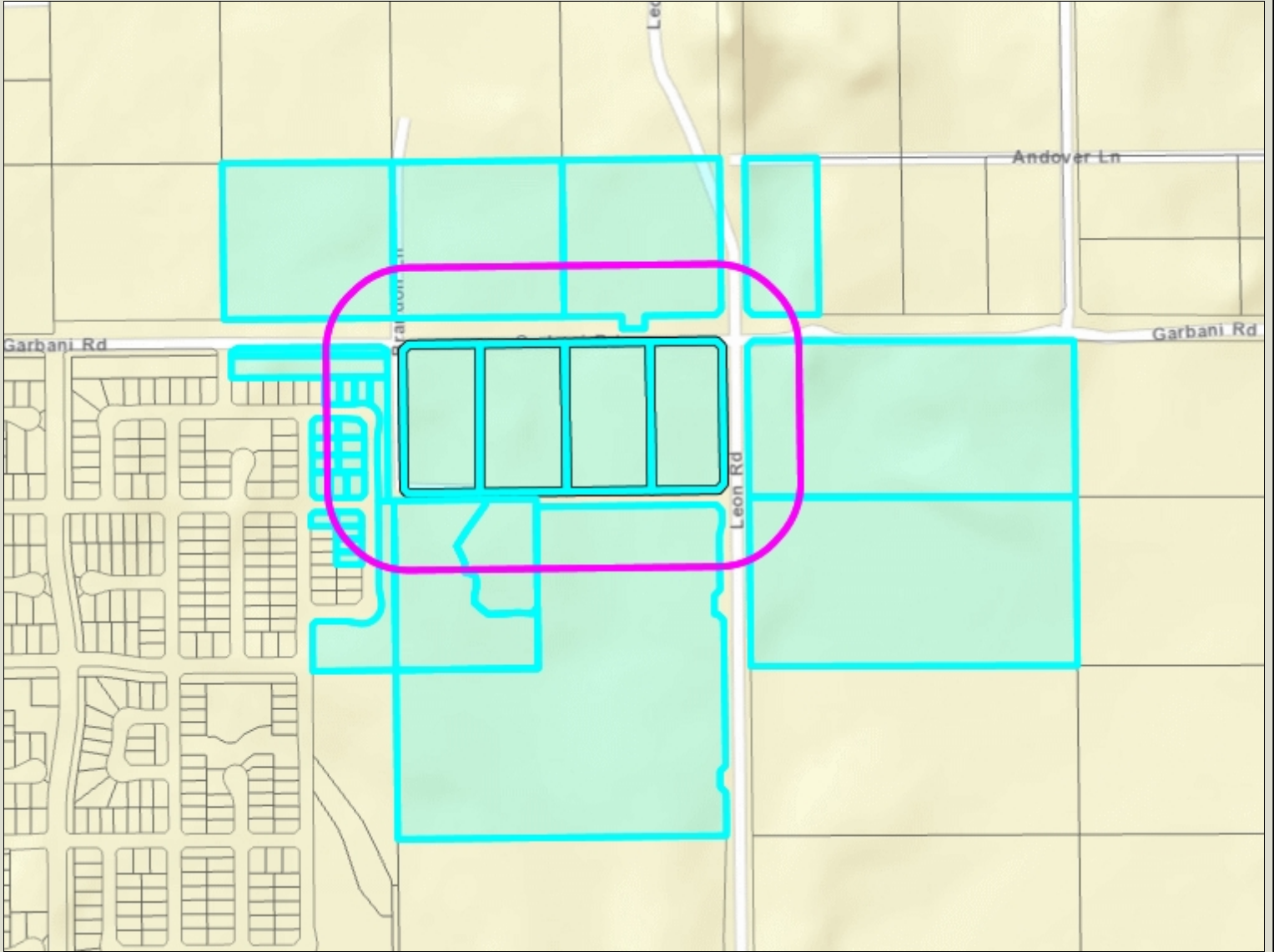
I further certify that the information filed is true and correct to the best of my knowledge.

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

GPA240029



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

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/26/2024 1:15:09 PM

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466130027
CARMEN JIMENEZ
30940 GARBANI RD
WINCHESTER CA 92596

466130028
ARANDAS REVOCABLE LIVING TRUST
DTD 11/22/22
443 GRANITE VIEW DR
PERRIS CA 92571

466130039
ANNE HYMAN
201 S LAKE AVE NO 600
PASADENA CA 91101

466210021
GRANT BECKLUND
30811 GARBANI RD
WINCHESTER CA 92596

466210023
RUSSELL WINKLER
10746 FRANCIS PL NO 327
LOS ANGELES CA 90034

466210061
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

466210092
GLOBAL INV POOL
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

466210093
VALLEY-WIDE RECREATION & PARK
DIST
PO BOX 907
SAN JACINTO CA 92582

466320045
WILLIAM D. NONENMACHER
31970 LEON RD
WINCHESTER CA 92596

466330001
KIM INV
1360 ARBOLITA DR
LA HABRA CA 90631

466440029
BRAVERDE COMMUNITY ASSOCIATION
25240 HANCOCK AVE # 400
MURRIETA CA 92562

466443001
SIERRA TOUSSAINT
32194 RICHARDSON ST
MENIFEE CA 92584

466443011
GERALD CORNELIOUS PARKER
32261 DEARDOFF ST
MENIFEE CA 92584

466443012
MISHIA RENEE ECHON
32239 DEARDOFF ST
MENIFEE CA 92584

466443013
HUGO A. ROSALES
32217 DEARDOFF ST
MENIFEE CA 92584

466443014
STEPHANIE FERNANDEZ BAUTISTA
32195 DEARDOFF ST
MENIFEE CA 92584

466451007
DUSTIN WAYNE YOUNG
30706 SERVIN LN
MENIFEE CA 92584

466451008
KRISTINE G. ALAMARES
30718 SERVIN LN
MENIFEE CA 92584

466451009
EDNEY DARLING
30730 SERVIN LN
MENIFEE CA 92584

466451010
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466452001
ARTHUR JOSEPH BERGE
32063 DEARDOFF ST
MENIFEE CA 92584

466452002
ANDY SOTO-LOPEZ
32085 DEARDOFF ST
MENIFEE CA 92584

466452003
FEI DU
29093 NECTARINE ST
MENIFEE CA 92584

466452004
JIA-HORUNG HUNG
18725 E GALE AVE # 100
CITY INDUSTRY CA 91748

466452005
MARIO DARAELL LUTE
30720 FREEMAN DR
MENIFEE CA 92584

466452006
HIEP VO
30708 FREEMAN DR
MENIFEE CA 92584

466452007
STEVEN TRENT THOMAS
32106 RICHARDSON ST
MENIFEE CA 92584

466452008
CARLOS FERREYRA
32084 RICHARDSON ST
MENIFEE CA 92584

466452009

RONALD TRINIDAD PEREIRA

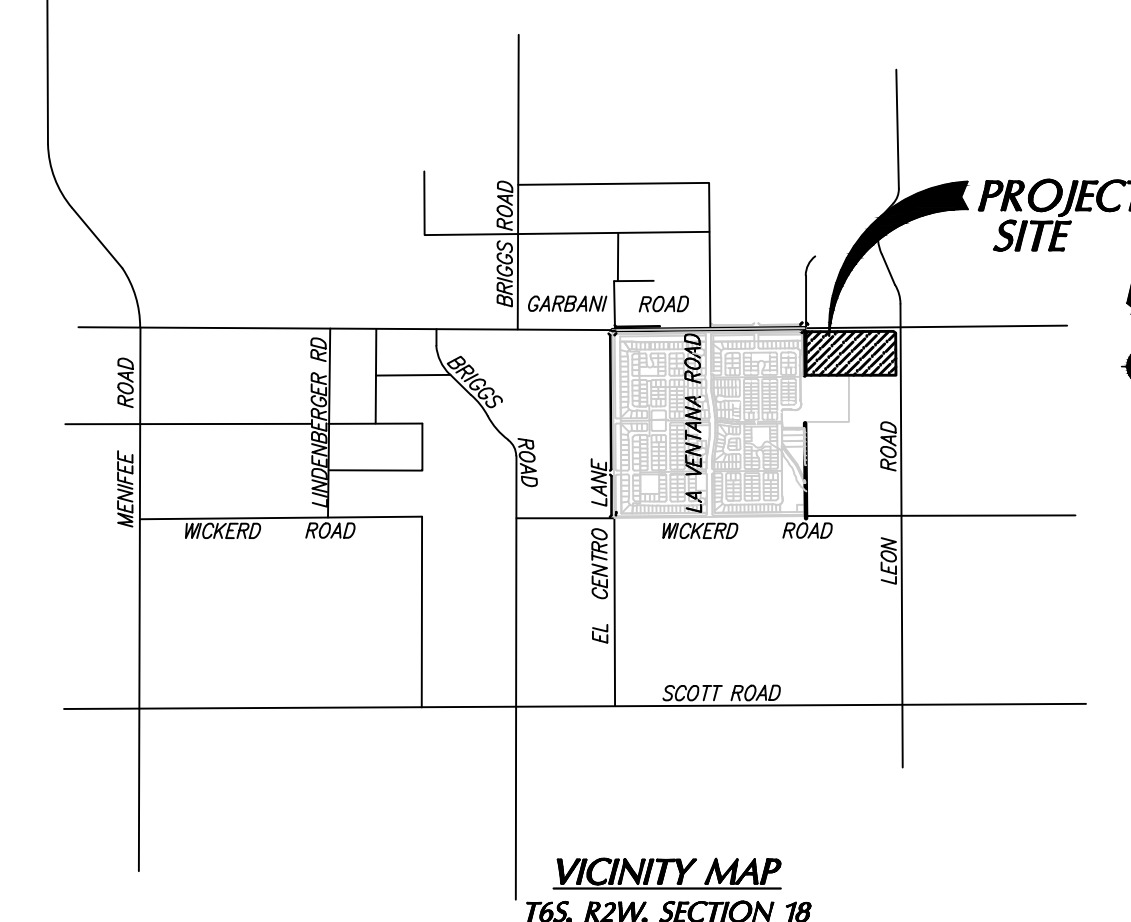
32062 RICHARDSON ST

MENIFEE CA 92584

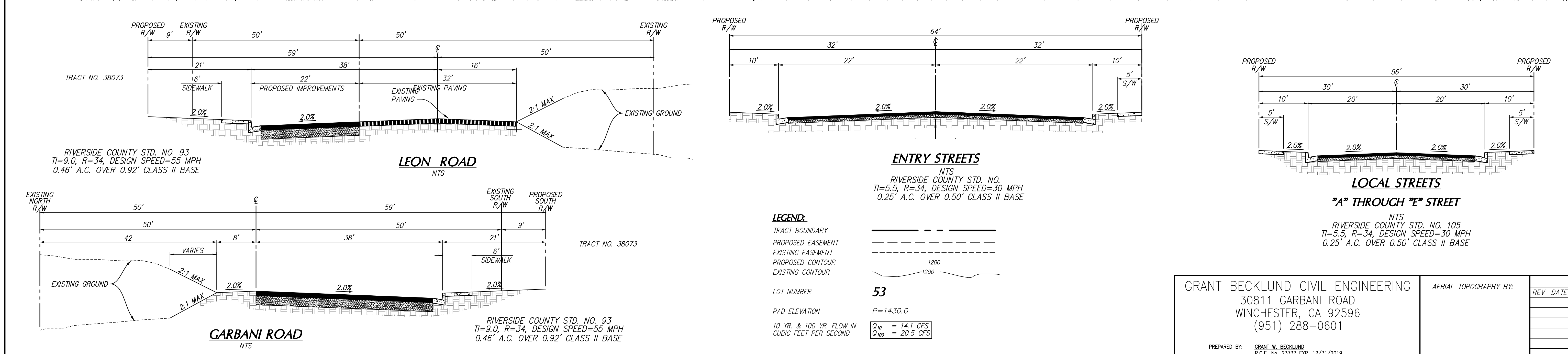
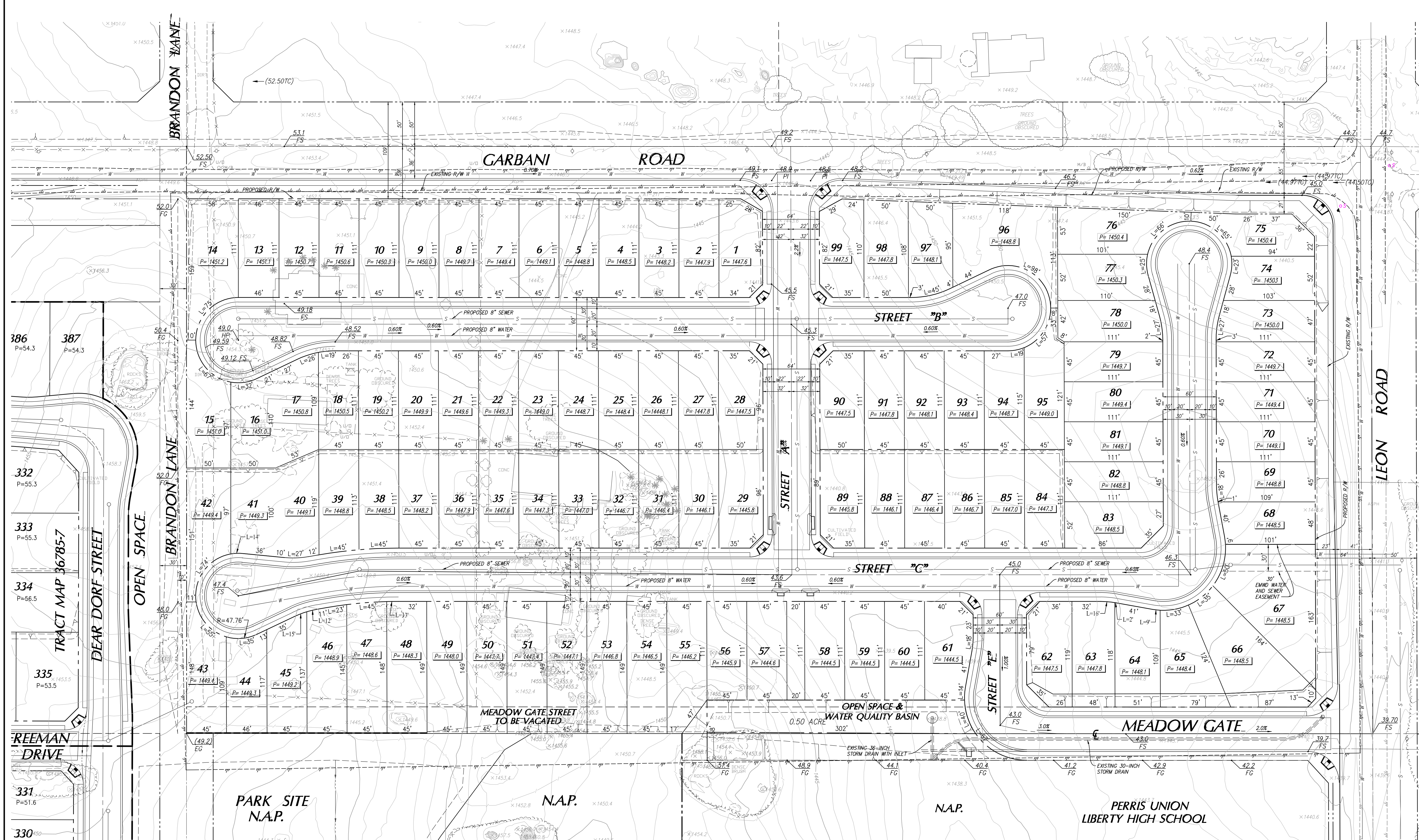
GENERAL GPA (WITHOUT A SPECIFIC PLAN)

COUNTY OF RIVERSIDE

BEING A DIVISION OF PARCELS 1 THROUGH 4 OF PARCEL MAP 17635 FILED IN BOOK 102, PAGE 92 OF PARCEL MAPS IN SECTION 18, T6S, R2W, S.B.M.



PARCEL AREA TABLE	
NO.	AREA (SQ. FEET)
1	5,161
2	5,000
3	5,000
4	5,000
5	5,000
6	5,000
7	5,000
8	5,000
9	5,000
10	5,000
11	5,000
12	5,000
13	5,070
14	7,477
15	5,768
16	5,043
17	5,403
18	4,991
19	5,000
20	5,000
21	5,000
22	5,000
23	5,000
24	5,000
25	5,000
26	5,000
27	5,000
28	5,438
29	5,438
30	5,000
31	5,000
32	5,000
33	5,000
34	5,000
35	5,000
36	5,000
37	5,000
38	5,022
39	5,193
40	5,384
41	5,000
42	6,045
43	5,645
44	5,001
45	5,689
46	6,324
47	6,576
48	6,645
49	6,669
50	6,692
51	6,692
52	6,693
53	6,693
54	6,694
55	6,161
56	5,000
57	5,000
58	5,000
59	5,000
60	5,000
61	5,602
62	5,000
63	5,001
64	5,013
65	5,086
66	7,921
67	11,594
68	5,017
69	5,007
70	5,000
71	5,000
72	5,000
73	5,027
74	5,011
75	5,021
76	6,146
77	5,373
78	5,335
79	5,000
80	5,000
81	5,000
82	5,000
83	5,000
84	5,000
85	5,000
86	5,000
87	5,000
88	5,000
89	5,438
90	5,438
91	5,000
92	5,000
93	5,000
94	5,016
95	5,944
96	8,520
97	5,176
98	5,450
99	5,241



DATE
MARCH 2024

LEGAL DESCRIPTION
BEING A DIVISION OF PARCELS 1 - 4 OF PARCEL MAP 17635, P.M. 102 PAGES 95 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, CALIFORNIA.

OWNER / APPLICANT
GRANT BECKLUND
30811 GARBANI ROAD
WINCHESTER, CA 92596
PHONE: (951) 288-0601
GRANTBECKLUND@GMAIL.COM

ENGINEER
GRANT BECKLUND
30811 GARBANI ROAD
WINCHESTER, CA 92596
PHONE: (951) 288-0601
GRANTBECKLUND@GMAIL.COM

CONTIGUOUS OWNERSHIP STATEMENT
THIS TTM INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVELOPER.

UTILITIES AND SERVICES

AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON YES
GAS:	SOUTHERN CALIFORNIA GAS CO. YES
TELEPHONE:	VERIZON YES
CABLE TV:	VERIZON YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT YES
SCHOOL DISTRICT:	PERRIS UNION HIGH SCHOOL DISTRICT YES
	MENIFEE UNION SCHOOL DISTRICT YES

PROPERTY ACREAGE
TOTAL TTM GROSS 20 AC.
TOTAL TTM NET 16.7 AC.

ASSESSOR'S PARCEL NUMBER
466-210-021 THROUGH 024

SECTIONS, TOWNSHIPS AND RANGES
NORTHEAST QUARTER OF SEC. 18, T6S, R2W, S.B.M.

THOMAS BROTHERS MAP
2020 THOMAS BROS. MAP PAGE 869

GENERAL PLAN DESIGNATIONS
EXISTING: RC-EDR
PROPOSED: MDR

PRESENT USE
VACANT AND 2 EXISTING HOMES

PROPOSED USE
99 RESIDENTIAL LOTS

ZONING
EXISTING: R-R
PROPOSED: R4

PROPOSED DEVELOPMENT

NET RESIDENTIAL LOTS 1-88	11.48 AC
OPEN SPACE/WATER QUALITY LOT 89	2.06 AC
ON-SITE STREETS	4.22 AC
LEON AND GARBANI ROAD	2.50 AC
TOTAL AREA =	20.26 AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

EARTHWORK QUANTITY ESTIMATE

40,000 C.Y. CUT	72
40,000 C.Y. FILL	73
0 C.Y. EXPORT - NO IMPORT OR EXPORT - BALANCED CONDITION	74
	75
	76
	77
	78
	79
	80
	81
	82
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	84
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	86
	87
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	89
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	96
	97
	98
	99

PROPOSED STORM DRAINS
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R.C.T.D. AND/OR CSA

FLOOD PLAIN
PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE. FEMA PANEL NO. 06065C2090G - ZONE "X"

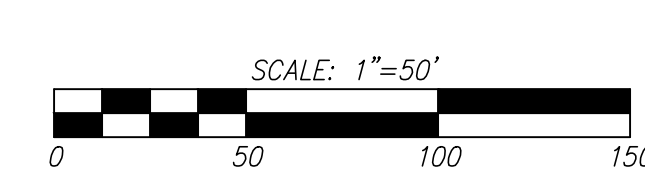
GEOLOGIC HAZARD NOTE
THIS SITE IS CONSIDERED TO HAVE A LOW POTENTIAL FOR LIQUEFACTION AND OTHER GEOLOGIC HAZARDS.

COMMUNITY SERVICES DISTRICT
PROJECT SITE IS NOT WITHIN A CFD.

WELLS
THERE ARE TWO EXISTING WATER WELLS ON THE PROPERTY.

EXISTING EASEMENTS
NO PLOTTABLE EASEMENTS

PARK DISTRICT
LOCATED IN VALLEY WIDE PARK DISTRICT



GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

REV#	DATE	DESCRIPTION	APD

COUNTY OF RIVERSIDE
GENERAL GPA (WITHOUT A SPECIFIC PLAN)
TENTATIVE TRACT MAP NO. 38073
SCHEDULE "A"

Drawn By: _____
Checked By: _____
Scale: AS SHOWN

DWG. NO. _____
SHEET 1
OF 1 SHEETS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 25930)

MEETING DATE:

Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240029 (GPA240029) Foundation Component – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Meadowgate Lane, east of Brandon Lane, south of Garbani Road, and west of Leon Road – 16.7 Gross Acres – Existing Zoning: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240029 to change the General Plan Foundation Component of four (4) parcel from Rural Community: Estate Density Residential (RC:EDR) 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 20-acre site into 99 residential lots ranging in size from 5,000 sq. ft. to 7,500 sq. ft. 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 GPA240029 is initiated by the Board of Supervisors – APN: 466-210-021 through – 024. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT

Case Number(s):	GPA240029
Environmental Type:	Exemption
Area Plan No.	Sun City/Menifee Valley
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-210-021 through -024
Continued From:	

John Hildebrand, Planning Director 12/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240029) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), on four parcels, totaling 16.7 gross acres.

The parcels are located north of Meadowgate Lane, east of Brandon Lane, south of Garbani Road, and west of Leon Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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. 240029 (GPA240029).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Medium Density Residential (MDR)
South:	Open Space- Recreation (OS-R) Estate Density Residential (EDR)
West:	Medium Density Residential (MDR) Open Space- Recreation (OS-R)
Existing Zoning Classification:	Rural Residential (RR)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5-acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

East:	R-4 (Planned Residential)
South:	R-4 (Planned Residential) R-A-5 (Residential Agricultural, 5-acre minimum)
West:	A-1-10 (Light Agriculture, 10-acre minimum)
Existing Use:	Single-family dwellings Vacant
Surrounding Uses	
North:	Single-family dwelling Vacant
East:	Vacant
South:	High School
West:	Single-family dwellings

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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 (GPA240029) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240029 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium Density Residential (CD:MDR). The parcel is located in the Estate Density Residential & Rural Residential and Highway 79 Policy Area's.

If FC-GPA240029 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 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Proposed Future Land Use

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

The proposed Medium 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.

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.

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

GPA240029

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

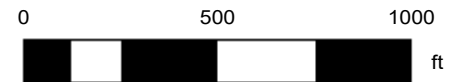
Date: 8-19-2024

District: 3

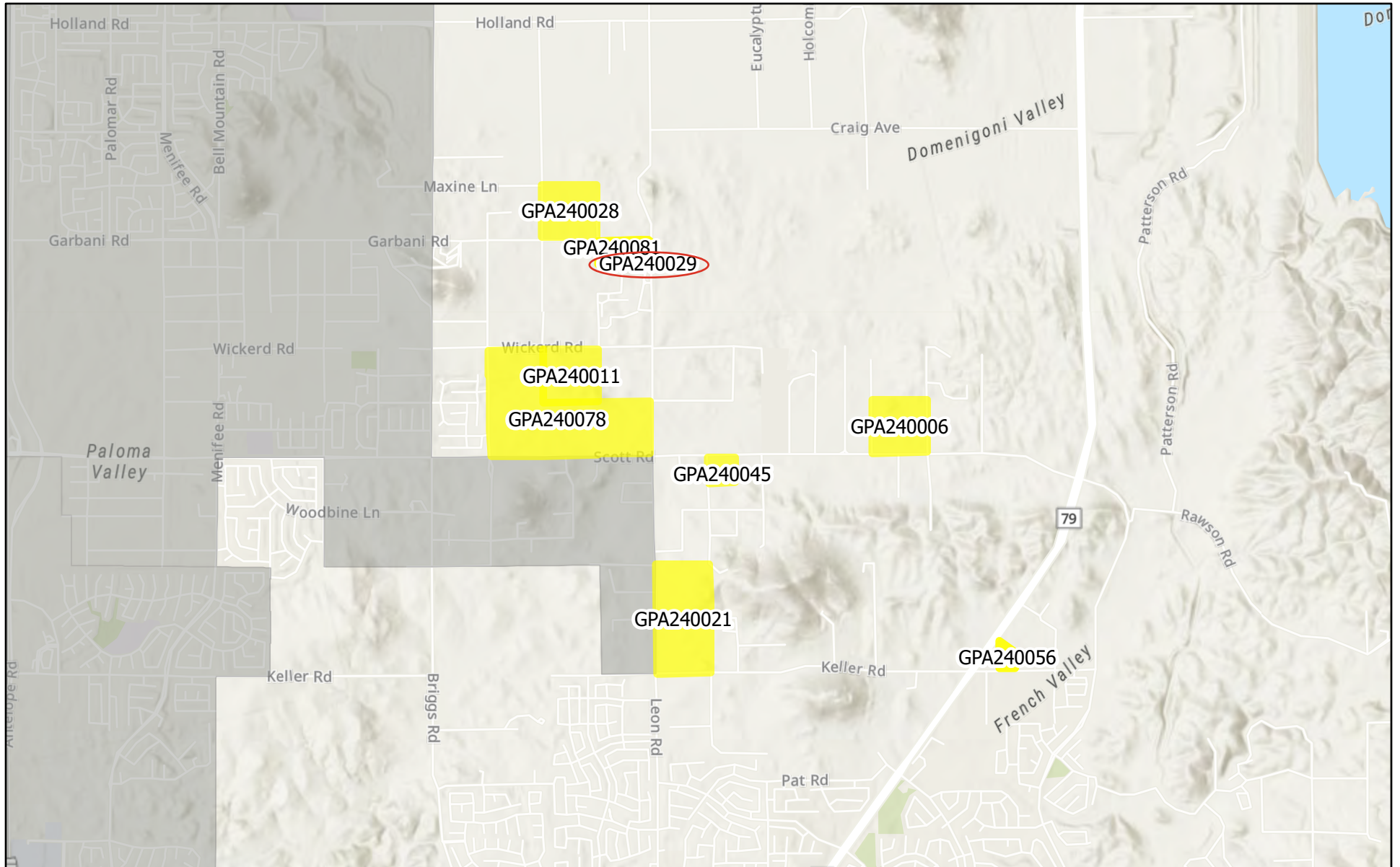


Zoning Area/District: WINCHESTER

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

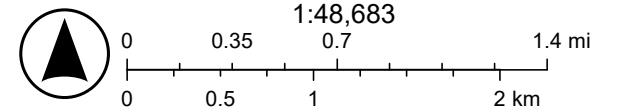


11/14/2024

 FGPA Web Map



 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

GPA240029

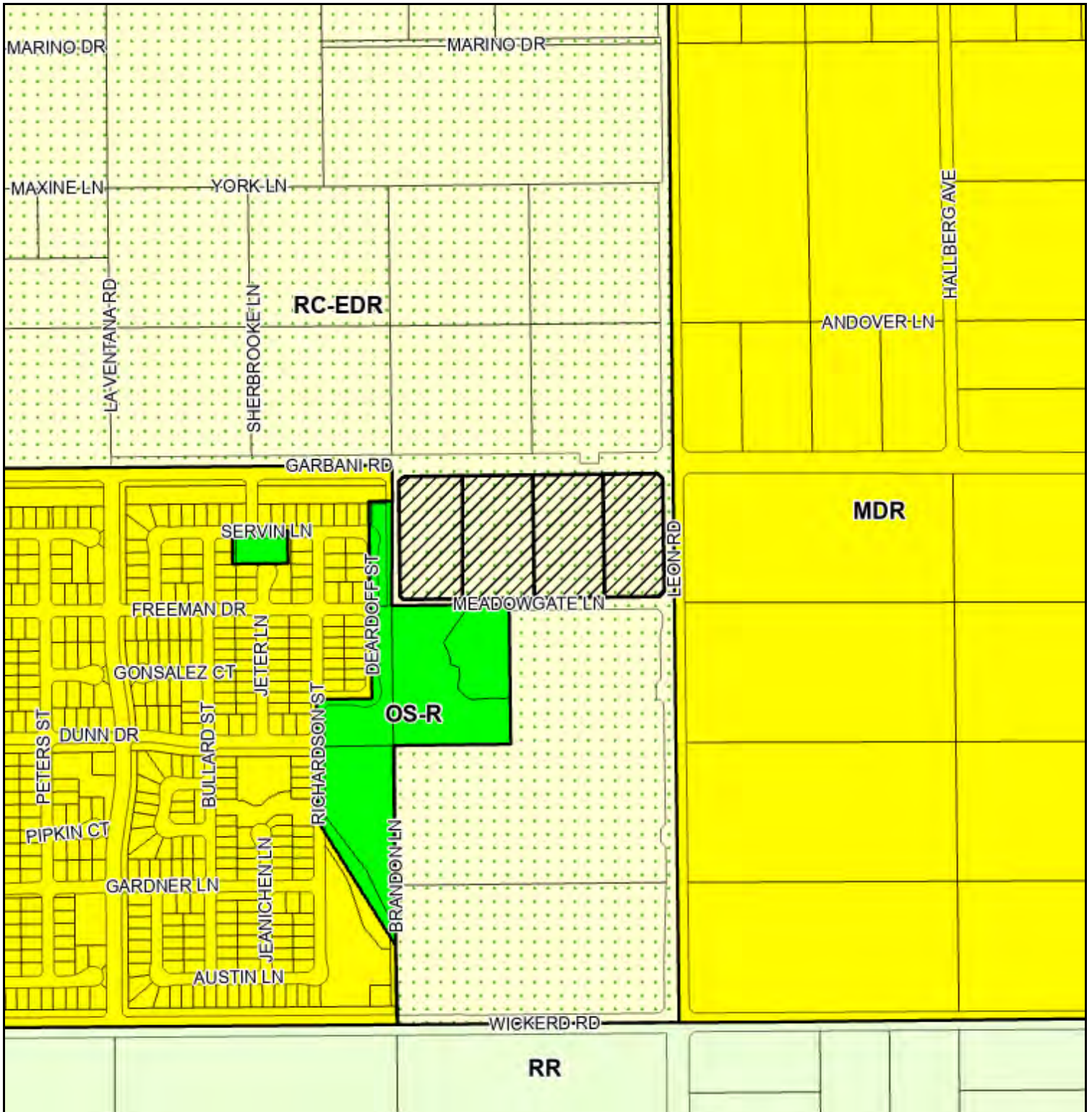
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

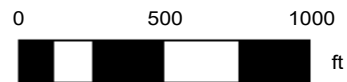
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: WINCHESTER

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240029

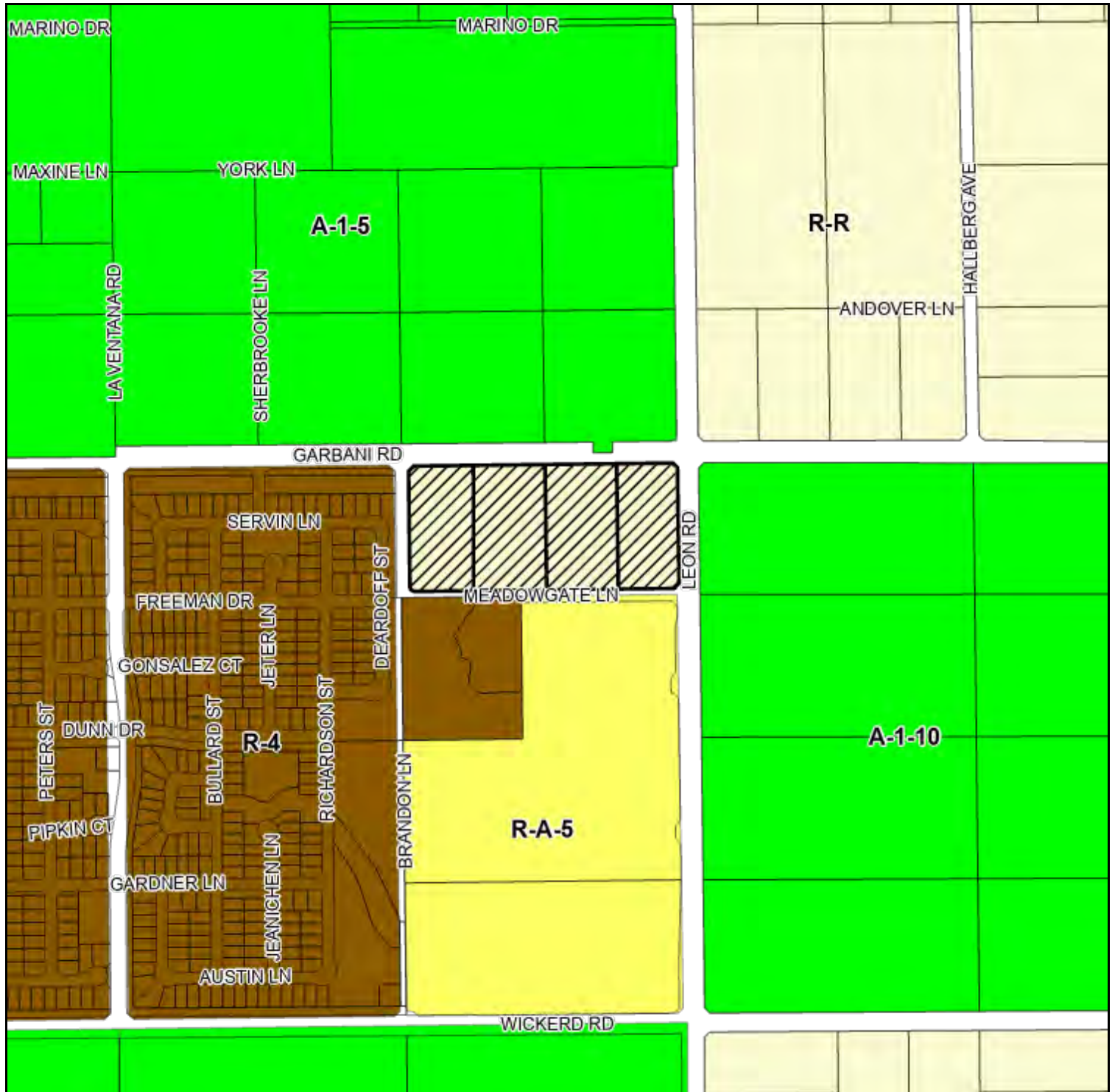
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

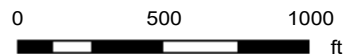
Date: 8-19-2024

Exhibit: 2



Zoning Area/District: WINCHESTER

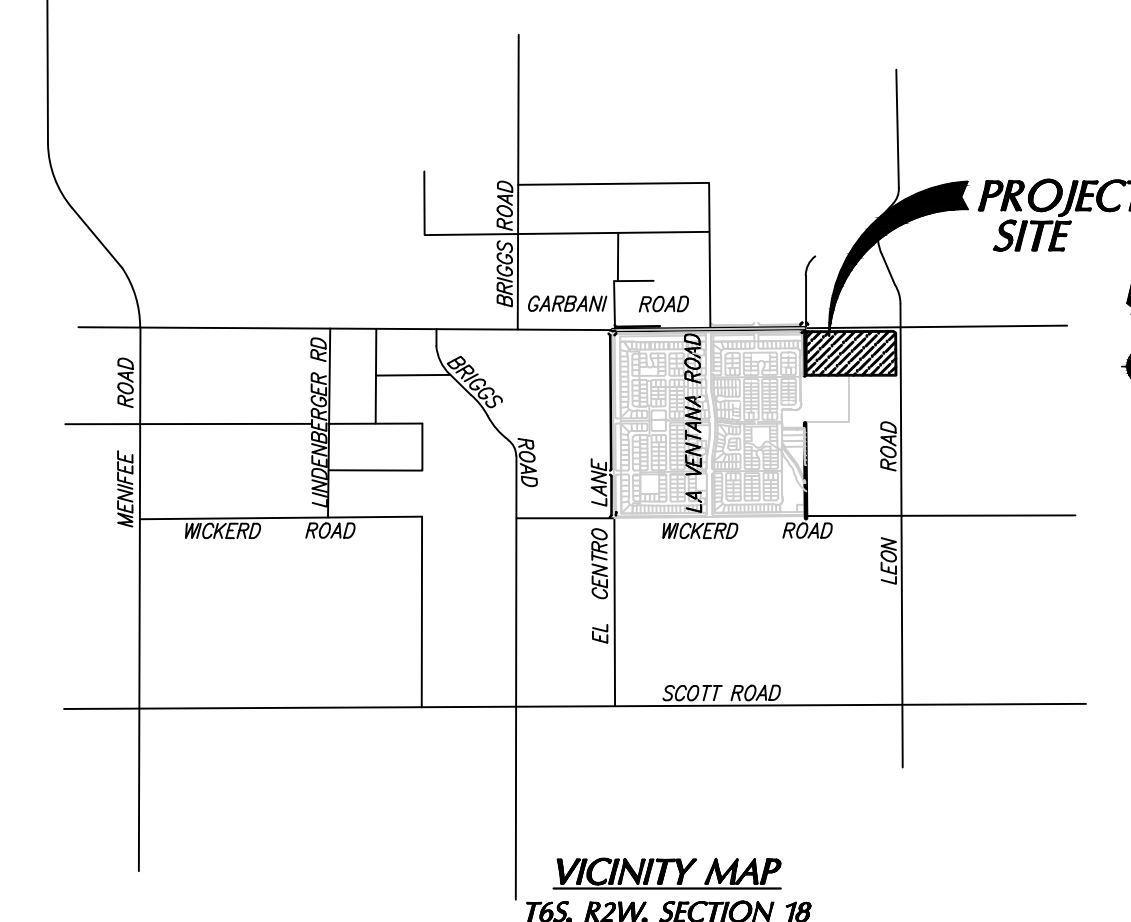
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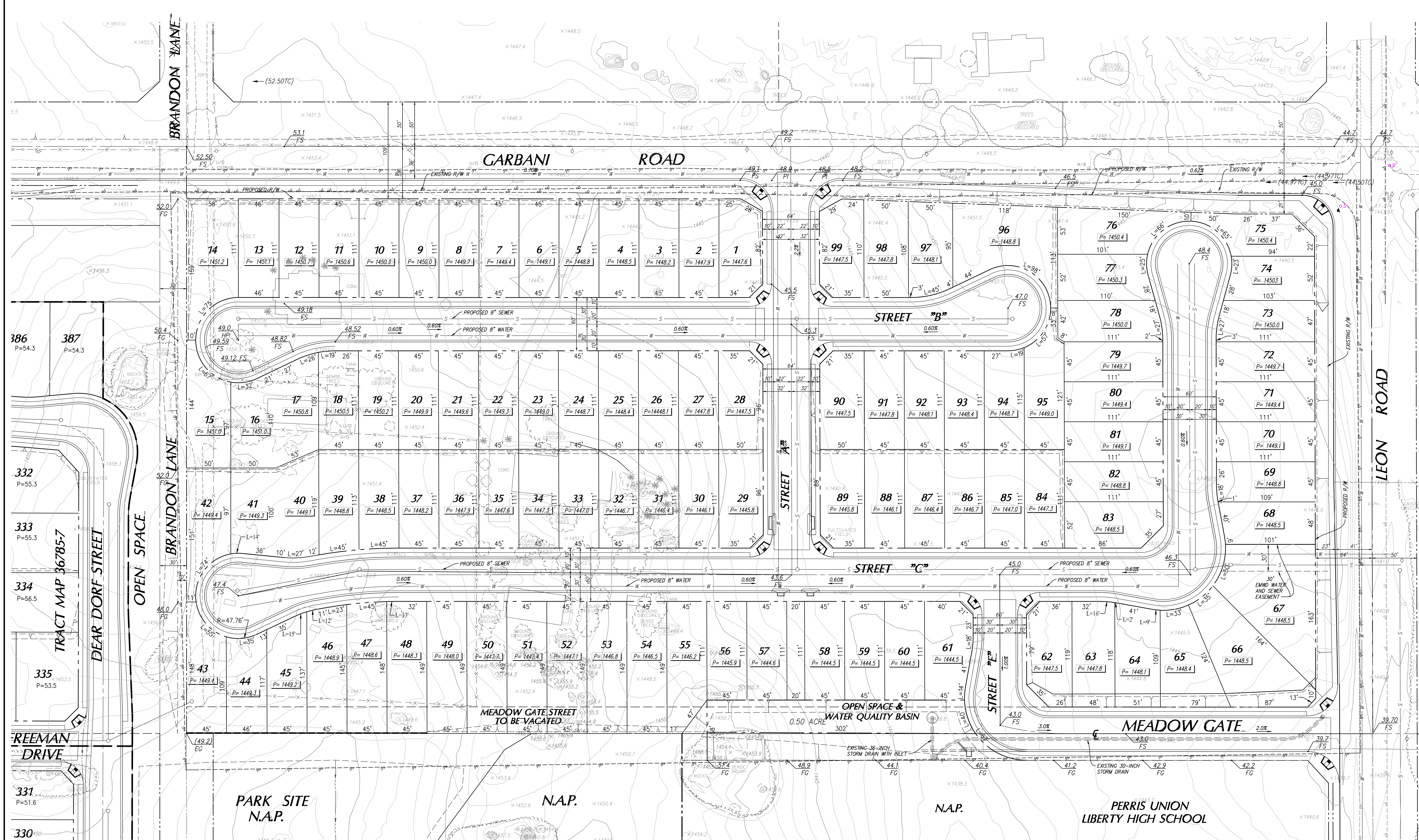
GENERAL GPA (WITHOUT A SPECIFIC PLAN)

COUNTY OF RIVERSIDE

BEING A DIVISION OF PARCELS 1 THROUGH 4 OF PARCEL MAP 17635 FILED IN BOOK 102, PAGE 92 OF PARCEL MAPS IN SECTION 18, T6S, R2W, S.B.M.



PARCEL AREA TABLE	
NO.	AREA (SQ. FEET)
1	5,161
2	5,000
3	5,000
4	5,000
5	5,000
6	5,000
7	5,000
8	5,000
9	5,000
10	5,000
11	5,000
12	5,000
13	5,070
14	7,471
15	5,768
16	5,043
17	5,403
18	4,991
19	5,000
20	5,000
21	5,000
22	5,000
23	5,000
24	5,000
25	5,000
26	5,000
27	5,000
28	5,438
29	5,438
30	5,000
31	5,000
32	5,000
33	5,000
34	5,000
35	5,000
36	5,000
37	5,000
38	5,022
39	5,193
40	5,384
41	5,000
42	6,045
43	5,645
44	5,001
45	5,689
46	6,324
47	6,576
48	6,645
49	6,669
50	6,692
51	6,692
52	6,693
53	6,693
54	6,694
55	6,161
56	5,000
57	5,000
58	5,000
59	5,000
60	5,000
61	5,602
62	5,000
63	5,001
64	5,013
65	5,086
66	7,921
67	11,594
68	5,017
69	5,007
70	5,000
71	5,000
72	5,000
73	5,027
74	5,011
75	5,021
76	6,146
77	5,373
78	5,335
79	5,000
80	5,000
81	5,000
82	5,000
83	5,000
84	5,000
85	5,000
86	5,000
87	5,000
88	5,000
89	5,438
90	5,438
91	5,000
92	5,000
93	5,000
94	5,016
95	5,944
96	8,520
97	5,176
98	5,450
99	5,241



DATE
MARCH 2024

LEGAL DESCRIPTION
BEING A DIVISION OF PARCELS 1 - 4 OF PARCEL MAP 17635, P.M. 102 PAGES 95 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, CALIFORNIA.

OWNER / APPLICANT
GRANT BECKLUND
30811 GARBANI ROAD
WINCHESTER, CA 92596
PHONE: (951) 288-0601
GRANTBECKLUND@GMAIL.COM

ENGINEER
GRANT BECKLUND
30811 GARBANI ROAD
WINCHESTER, CA 92596
PHONE: (951) 288-0601
GRANTBECKLUND@GMAIL.COM

CONTIGUOUS OWNERSHIP STATEMENT
THIS TTM INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVELOPER.

UTILITIES AND SERVICES

AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON YES
GAS:	SOUTHERN CALIFORNIA GAS CO. YES
TELEPHONE:	VERIZON YES
CABLE TV:	VERIZON YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT YES
SCHOOL DISTRICT:	PERRIS UNION HIGH SCHOOL DISTRICT YES
	MENIFEE UNION SCHOOL DISTRICT YES

PROPERTY ACREAGE
TOTAL TTM GROSS 20 AC.
TOTAL TTM NET 16.7 AC.

ASSESSOR'S PARCEL NUMBER
466-210-021 THROUGH 024

SECTIONS, TOWNSHIPS AND RANGES
NORTHEAST QUARTER OF SEC. 18, T6S, R2W, S.B.M.

THOMAS BROTHERS MAP
2020 THOMAS BROS. MAP PAGE 869

GENERAL PLAN DESIGNATIONS
EXISTING: RC-EDR
PROPOSED: MDR

PRESENT USE
VACANT AND 2 EXISTING HOMES

PROPOSED USE
99 RESIDENTIAL LOTS

ZONING
EXISTING: R-R
PROPOSED: R4

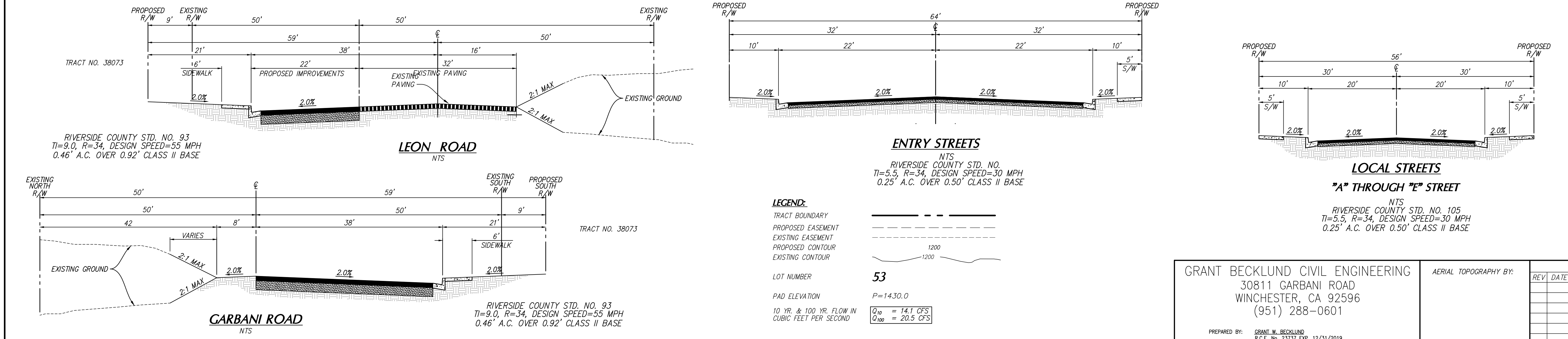
PROPOSED DEVELOPMENT

NET RESIDENTIAL LOTS 1-88	11.48 AC
OPEN SPACE/WATER QUALITY LOT 89	2.06 AC
ON-SITE STREETS	4.22 AC
LEON AND GARBANI ROAD	2.50 AC
TOTAL AREA =	20.26 AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

EARTHWORK QUANTITY ESTIMATE

40,000 C.Y. CUT	72
40,000 C.Y. FILL	73
0 C.Y. EXPORT - NO IMPORT OR EXPORT - BALANCED CONDITION	74
PROPOSED STORM DRAINS	75
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R.C.T.D. AND/OR CSA	76
FLOOD PLAIN	77
PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE. FEMA PANEL NO. 06065C2090G - ZONE "X"	78
GEOLOGIC HAZARD NOTE	79
THIS SITE IS CONSIDERED TO HAVE A LOW POTENTIAL FOR LIQUEFACTION AND OTHER GEOLOGIC HAZARDS.	80
COMMUNITY SERVICES DISTRICT	81
PROJECT SITE IS NOT WITHIN A CFD.	82
WELLS	83
THERE ARE TWO EXISTING WATER WELLS ON THE PROPERTY.	84
EXISTING EASEMENTS	85
NO PLOTTABLE EASEMENTS	86
PARK DISTRICT	87
LOCATED IN VALLEY WIDE PARK DISTRICT	88



GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

PREPARED BY: GRANT W. BECKLUND
R.C.E. No. 23337 EXP. 12/31/2019

AERIAL TOPOGRAPHY BY:

REV#	DATE	DESCRIPTION	APD

AMENDMENTS

NO.	DESCRIPTION	APD

Drawn By: _____
Checked By: _____
Scale: AS SHOWN

DWG. NO. _____
SHEET 1
OF 1 SHEETS

COUNTY OF RIVERSIDE
GENERAL GPA (WITHOUT A SPECIFIC PLAN)
TENTATIVE TRACT MAP
NO. 38073
SCHEDULE "A"

Proposed General Plan Amendment Notes 3/8/2024

General Plan Land Use Amendment (Foundation Change) – Involves change in land use designation from Rural Community – Estate Density Residential (EDR) (2 acre minimum) Foundation Component to a Community Development – Medium Density Residential (MDR) (2-5 units per acre) Foundation Component.

Eligibility – As part of the Foundation change application process, the property owner / developer will need to appropriately describe how the proposed change will meet the following eligibility requirements, necessary for initiation consideration.

- 1) There are existing projects in proximity that are similar to or compatible with the proposed Foundation Component amendment site.
 - a. Tract Map 36785 consisting of 511 single family homes, west of the project has been constructed with all improvements.
 - a. 290 single family homes have been completed and occupied
 - b. 127 homes are now under construction
 - c. 35 home have active permits
 - d. 59 homes remaining to be constructed.
 - b. Valley Wide has completed Veterans Park adjacent to the project's southerly boundary.
 - c. Liberty High School adjacent to the project's southerly boundary has been constructed by Perris Union High School.
- 2) There are adequate existing primary and secondary access locations to the Foundation Component amendment site to ensure public health, safety, and welfare.
 - a. Existing Garbani and Leon Roads, both major highways, provide primary and secondary access
- 3) There are sufficient existing utilities to adequately serve the proposed Foundation Component amendment site.
 - a. Eastern Municipal Water District for sewer and water
 - b. Southern California Edison
 - c. Southern California Gas
 - d. Verizon for phone and cable
- 4) Identify the fire hazard severity zone the proposed Foundation Component amendment site is located within and how the property will be protected from a fire event.
 - a. Project is not in a Fire Hazard Zone
 - b. Protected by CAL FIRE/Riverside County Fire Department

- 5) Identify if the proposed Foundation Component amendment site is located within a Western Riverside County Multispecies Habitat Conservation Plan (MSHCP) criteria area and describe any constraints related to the conservation areas. Discuss how the proposed Foundation Component Amendment will not have a negative impact to the County's Habitat Conservation Plans or other natural resources.
 - a. Project is not in a criteria area

General Plan Amendment – Involves text amendments, Area Plan amendments, or amendments to another Element.

- 1) Remove the following Policies:
 - a. Estate density residential
 - b. Rural Residential Policy area
 - c. Highway 79 Policy area.
- 2) The potential impacts of the proposed General Plan amendment have been assessed and have been determined to not be detrimental to the public health, safety, or welfare; and,
- 3) The proposed General Plan amendment is consistent with the goals, objectives, and policies of the General Plan and applicable Area Plan; and,
- 4) The proposed General Plan amendment will not result in a conflict with the County's Land Use Ordinance.



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 466-210-021 through -024

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: *Edward Lincoln*

TITLE: Associate Planner

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

PHONE: 951-955-8514

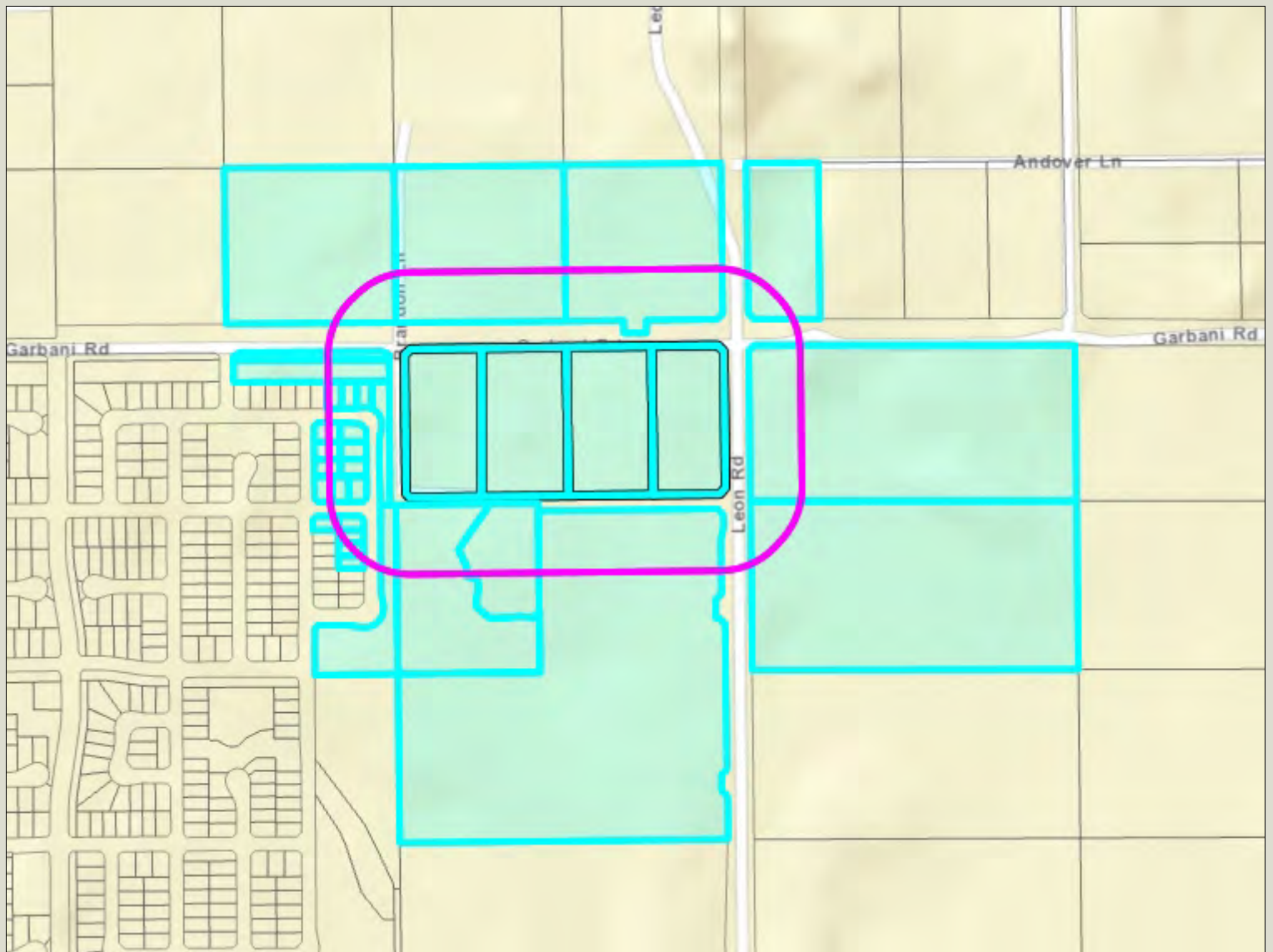
EMAIL: elincoln@rivco.org

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

GPA240029



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/26/2024 1:15:09 PM

© Riverside County RCIT

466130027
CARMEN JIMENEZ
30940 GARBANI RD
WINCHESTER CA 92596

466130028
ARANDAS REVOCABLE LIVING TRUST
DTD 11/22/22
443 GRANITE VIEW DR
PERRIS CA 92571

466130039
ANNE HYMAN
201 S LAKE AVE NO 600
PASADENA CA 91101

466210021
GRANT BECKLUND
30811 GARBANI RD
WINCHESTER CA 92596

466210023
RUSSELL WINKLER
10746 FRANCIS PL NO 327
LOS ANGELES CA 90034

466210061
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

466210092
GLOBAL INV POOL
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

466210093
VALLEY-WIDE RECREATION & PARK
DIST
PO BOX 907
SAN JACINTO CA 92582

466320045
WILLIAM D. NONENMACHER
31970 LEON RD
WINCHESTER CA 92596

466330001
KIM INV
1360 ARBOLITA DR
LA HABRA CA 90631

466440029
BRAVERDE COMMUNITY ASSOCIATION
25240 HANCOCK AVE # 400
MURRIETA CA 92562

466443001
SIERRA TOUSSAINT
32194 RICHARDSON ST
MENIFEE CA 92584

466443011
GERALD CORNELIOUS PARKER
32261 DEARDOFF ST
MENIFEE CA 92584

466443012
MISHIA RENEE ECHON
32239 DEARDOFF ST
MENIFEE CA 92584

466443013
HUGO A. ROSALES
32217 DEARDOFF ST
MENIFEE CA 92584

466443014
STEPHANIE FERNANDEZ BAUTISTA
32195 DEARDOFF ST
MENIFEE CA 92584

466451007
DUSTIN WAYNE YOUNG
30706 SERVIN LN
MENIFEE CA 92584

466451008
KRISTINE G. ALAMARES
30718 SERVIN LN
MENIFEE CA 92584

466451009
EDNEY DARLING
30730 SERVIN LN
MENIFEE CA 92584

466451010
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466452001
ARTHUR JOSEPH BERGE
32063 DEARDOFF ST
MENIFEE CA 92584

466452002
ANDY SOTO-LOPEZ
32085 DEARDOFF ST
MENIFEE CA 92584

466452003
FEI DU
29093 NECTARINE ST
MENIFEE CA 92584

466452004
JIA-HORUNG HUNG
18725 E GALE AVE # 100
CITY INDUSTRY CA 91748

466452005
MARIO DARAELL LUTE
30720 FREEMAN DR
MENIFEE CA 92584

466452006
HIEP VO
30708 FREEMAN DR
MENIFEE CA 92584

466452007
STEVEN TRENT THOMAS
32106 RICHARDSON ST
MENIFEE CA 92584

466452008
CARLOS FERREYRA
32084 RICHARDSON ST
MENIFEE CA 92584

466452009
RONALD TRINIDAD PEREIRA
32062 RICHARDSON ST
MENIFEE CA 92584



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

(ID # 26976)

MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240029 (GPA240029) Foundation Component – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Meadowgate Lane, east of Brandon Lane, south of Garbani Road, west of Leon Road – 16.7 Gross Acres – Existing Zoning: R-R (Rural Residential) – Existing Land Use: RC:EDR (Rural Community: Estate Density Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240029 to change the General Plan Foundation Component of four (4) parcel from Rural Community: Estate Density Residential (RC:EDR) 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 GPA240029 is initiated by the Board of Supervisors. – APN: 466-210-021 through -024 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT

Case Number(s):	GPA240029
Environmental Type:	Exemption
Area Plan No.	Sun City/Menifee Valley
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-210-021, -022, -023, -024
Continued From:	



John Hildebrand, Planning Director 1/22/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240029 (GPA240029) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (RC: EDR) to Medium Density Residential (CD: MDR), on four parcels, totaling 16.7 gross acres.

The parcels are located south of Garbani Road, north of Meadowgate Lane, east of Brandon Lane, and west of Leon Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240029 (GPA240029).

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 (RC: EDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD: MDR)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC: EDR)
East:	Medium Density Residential (CD: MDR)
South:	Open Space- Recreation (OS-R) Estate Density Residential (RC: EDR)
West:	Medium Density Residential (CD: MDR) Open Space- Recreation (OS-R)
Existing Zoning Classification:	R-R (Rural Residential)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5-acre minimum)
East:	R-4 (Planned Residential)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

South:	R-4 (Planned Residential) R-A-5 (Residential Agricultural, 5-acre minimum)
West:	A-1-10 (Light Agriculture, 10-acre minimum)
Existing Use:	Single-family dwellings
Surrounding Uses	
North:	Single-family dwelling
South:	Vacant
East:	High School
West:	Single-family dwellings

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



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 (GPA240029) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240029 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR). The parcel is located in the Estate Density Residential & Rural Residential and Highway 79 Policy Area's.

If FC-GPA240029 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 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Proposed Future Land Use

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

The proposed Medium 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.

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.

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 240029 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.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- 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

GPA240029

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

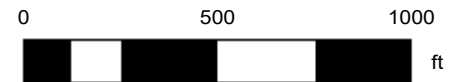
Date: 8-19-2024

District: 3

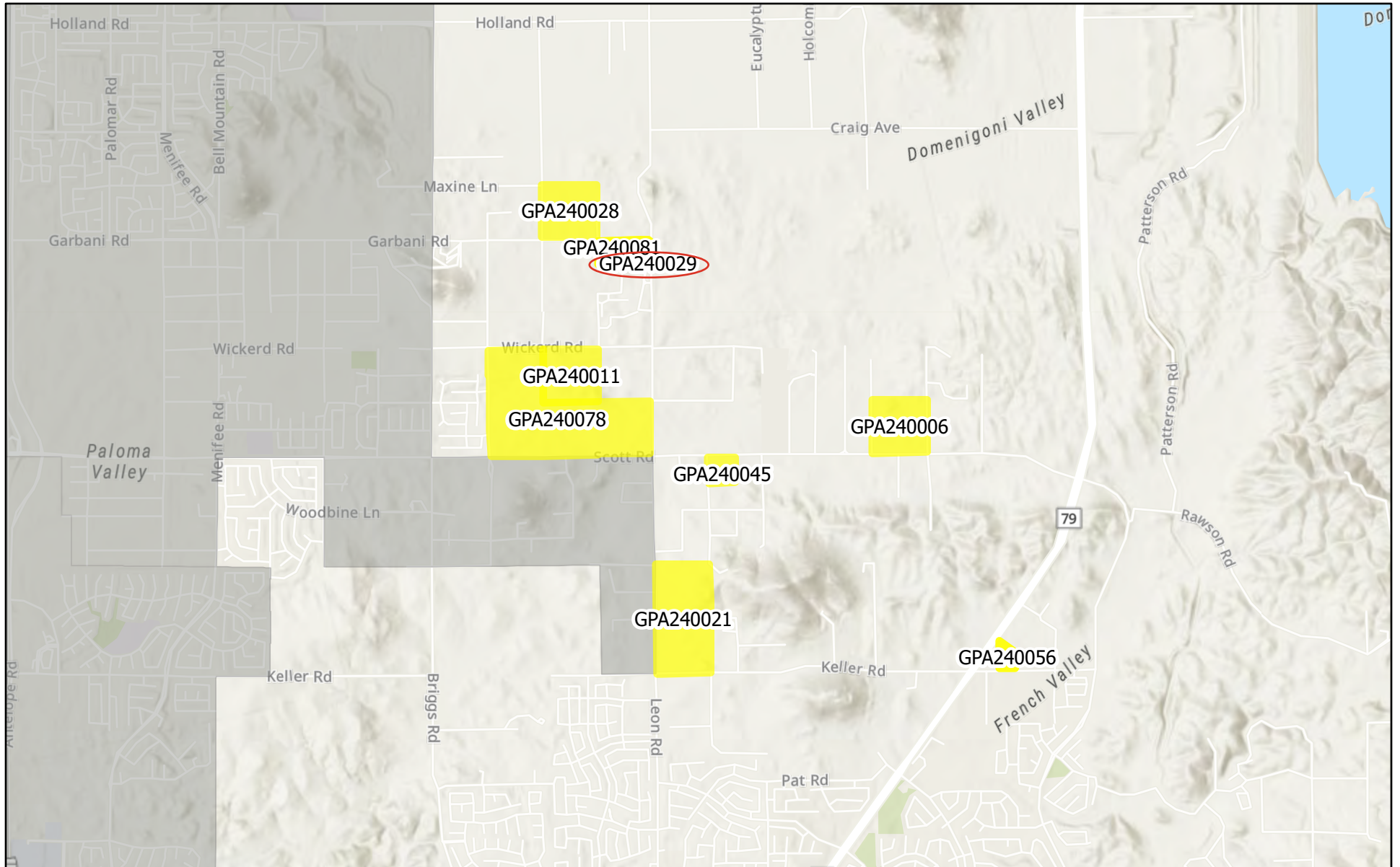


Zoning Area/District: WINCHESTER

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

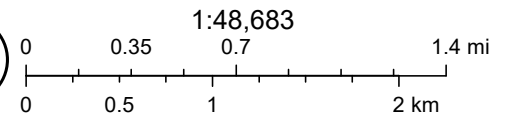


11/14/2024

 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

GPA240029

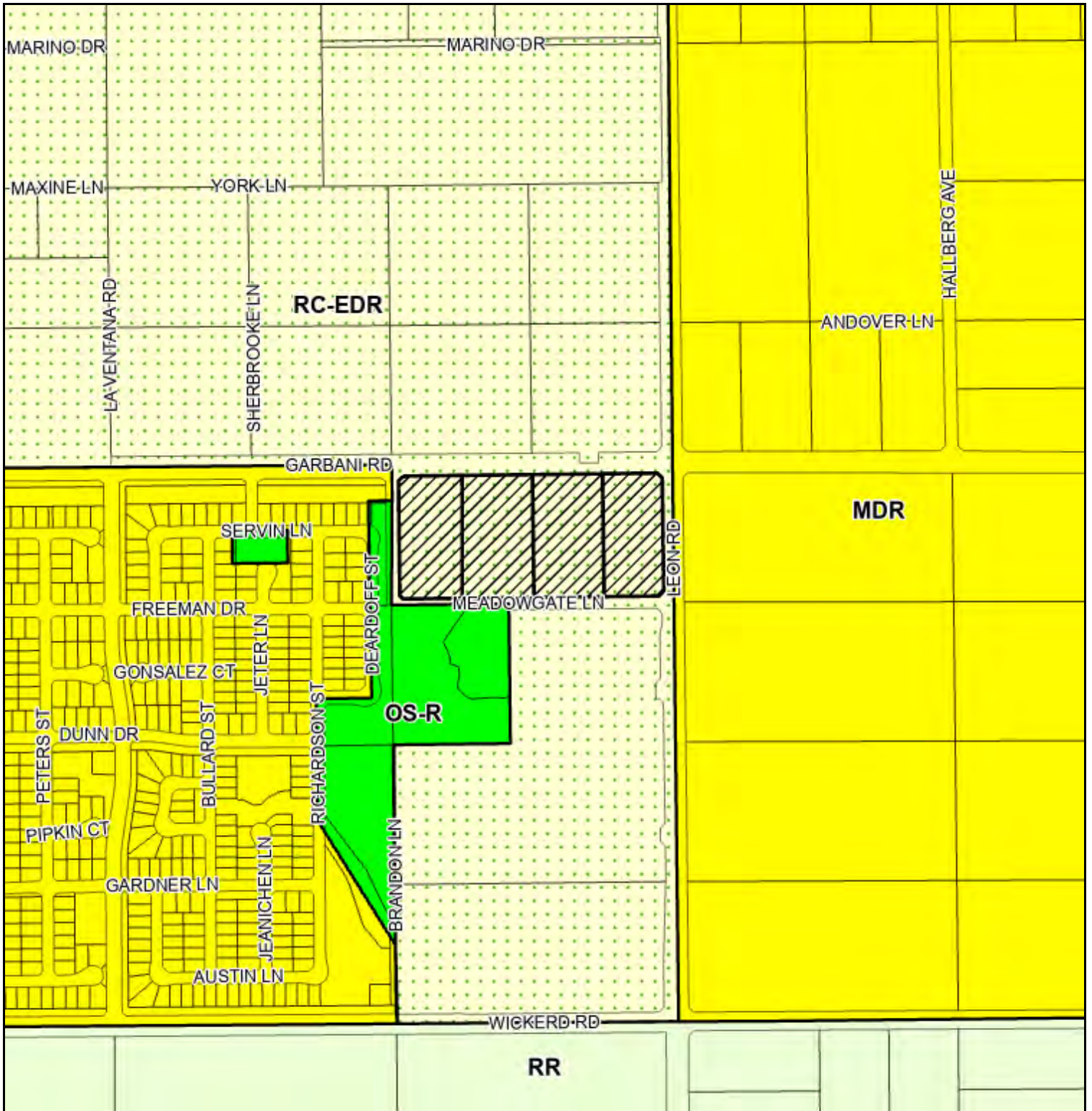
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

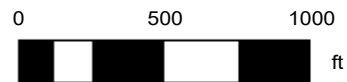
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: WINCHESTER

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240029

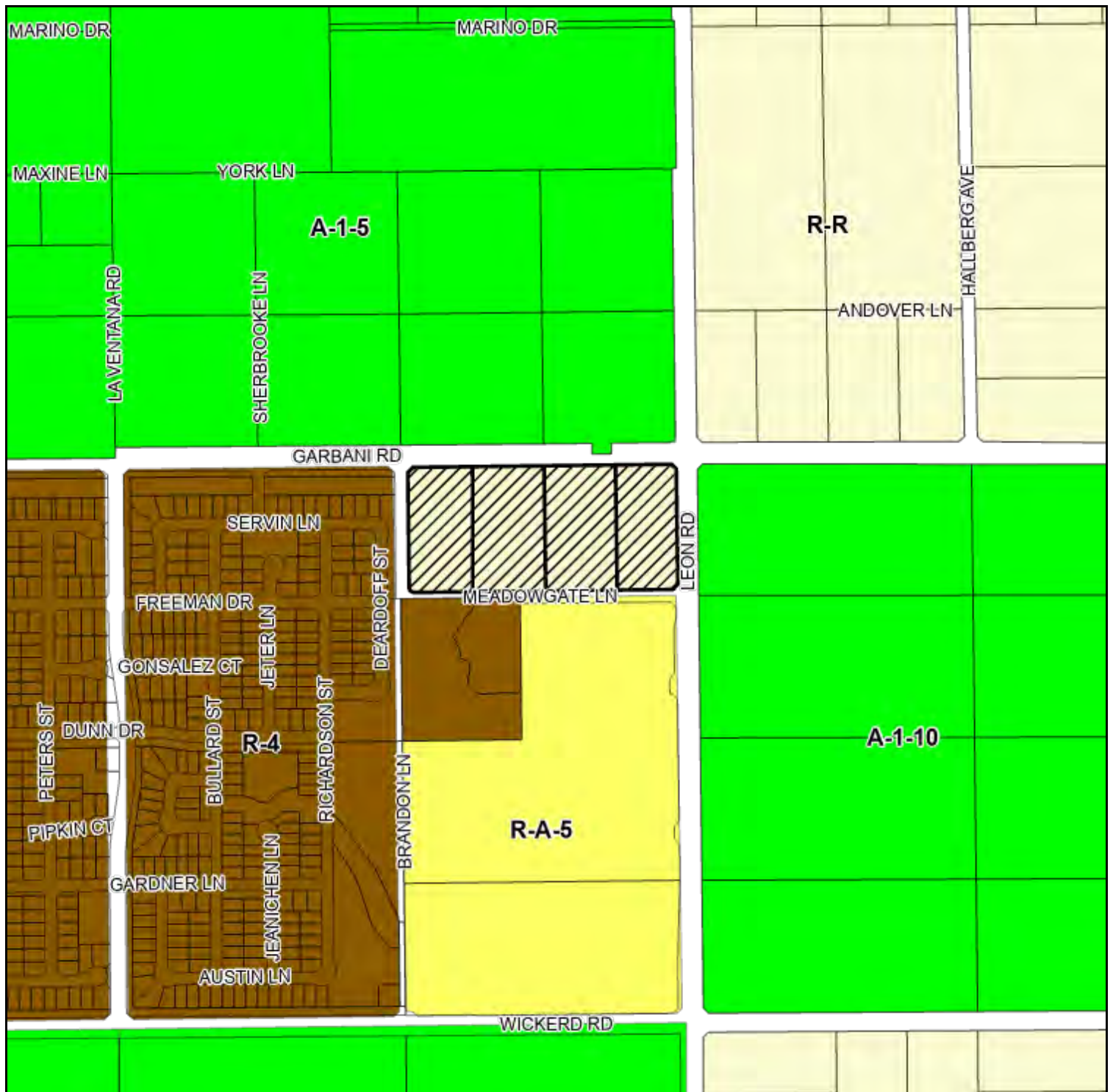
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

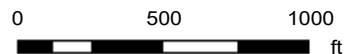
Date: 8-19-2024

Exhibit: 2



Zoning Area/District: WINCHESTER

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>





RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 466-210-021 through -024

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: *Edward Lincoln*

TITLE: Associate Planner

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

PHONE: 951-955-8514

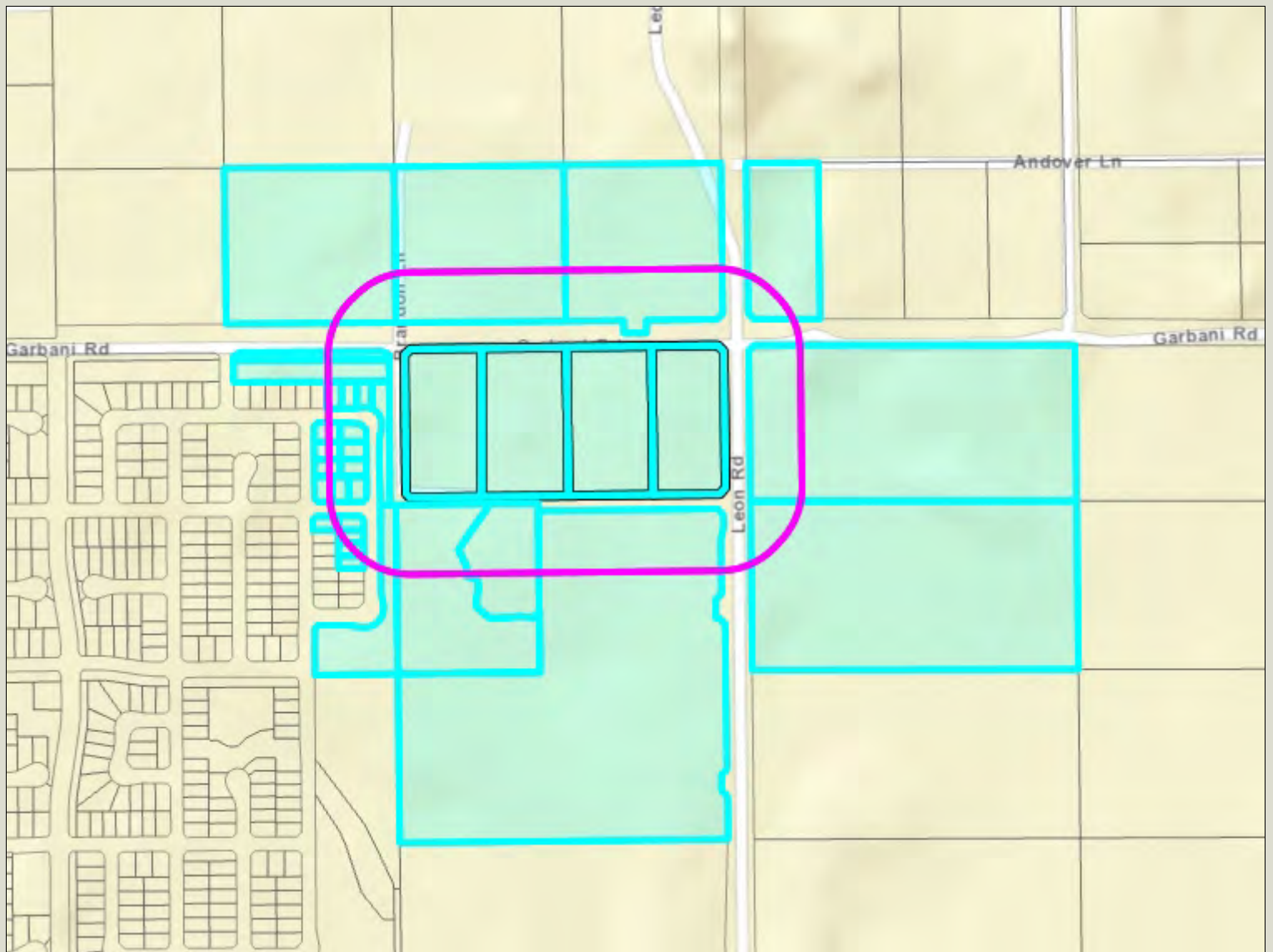
EMAIL: elincoln@rivco.org

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

GPA240029



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/26/2024 1:15:09 PM

© Riverside County RCIT

466130027
CARMEN JIMENEZ
30940 GARBANI RD
WINCHESTER CA 92596

466130028
ARANDAS REVOCABLE LIVING TRUST
DTD 11/22/22
443 GRANITE VIEW DR
PERRIS CA 92571

466130039
ANNE HYMAN
201 S LAKE AVE NO 600
PASADENA CA 91101

466210021
GRANT BECKLUND
30811 GARBANI RD
WINCHESTER CA 92596

466210023
RUSSELL WINKLER
10746 FRANCIS PL NO 327
LOS ANGELES CA 90034

466210061
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

466210092
GLOBAL INV POOL
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

466210093
VALLEY-WIDE RECREATION & PARK
DIST
PO BOX 907
SAN JACINTO CA 92582

466320045
WILLIAM D. NONENMACHER
31970 LEON RD
WINCHESTER CA 92596

466330001
KIM INV
1360 ARBOLITA DR
LA HABRA CA 90631

466440029
BRAVERDE COMMUNITY ASSOCIATION
25240 HANCOCK AVE # 400
MURRIETA CA 92562

466443001
SIERRA TOUSSAINT
32194 RICHARDSON ST
MENIFEE CA 92584

466443011
GERALD CORNELIOUS PARKER
32261 DEARDOFF ST
MENIFEE CA 92584

466443012
MISHIA RENEE ECHON
32239 DEARDOFF ST
MENIFEE CA 92584

466443013
HUGO A. ROSALES
32217 DEARDOFF ST
MENIFEE CA 92584

466443014
STEPHANIE FERNANDEZ BAUTISTA
32195 DEARDOFF ST
MENIFEE CA 92584

466451007
DUSTIN WAYNE YOUNG
30706 SERVIN LN
MENIFEE CA 92584

466451008
KRISTINE G. ALAMARES
30718 SERVIN LN
MENIFEE CA 92584

466451009
EDNEY DARLING
30730 SERVIN LN
MENIFEE CA 92584

466451010
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466452001
ARTHUR JOSEPH BERGE
32063 DEARDOFF ST
MENIFEE CA 92584

466452002
ANDY SOTO-LOPEZ
32085 DEARDOFF ST
MENIFEE CA 92584

466452003
FEI DU
29093 NECTARINE ST
MENIFEE CA 92584

466452004
JIA-HORUNG HUNG
18725 E GALE AVE # 100
CITY INDUSTRY CA 91748

466452005
MARIO DARAELL LUTE
30720 FREEMAN DR
MENIFEE CA 92584

466452006
HIEP VO
30708 FREEMAN DR
MENIFEE CA 92584

466452007
STEVEN TRENT THOMAS
32106 RICHARDSON ST
MENIFEE CA 92584

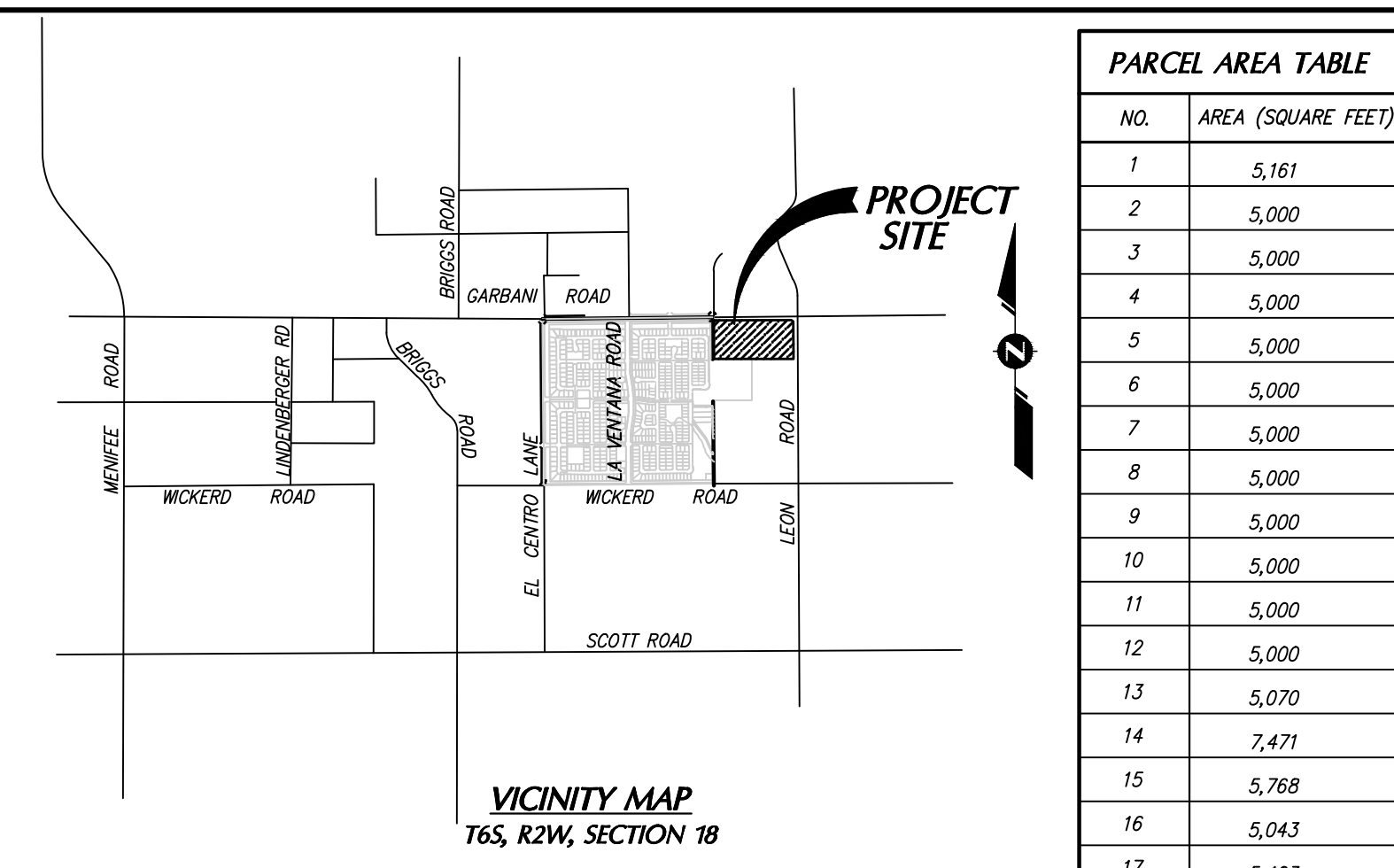
466452008
CARLOS FERREYRA
32084 RICHARDSON ST
MENIFEE CA 92584

466452009
RONALD TRINIDAD PEREIRA
32062 RICHARDSON ST
MENIFEE CA 92584

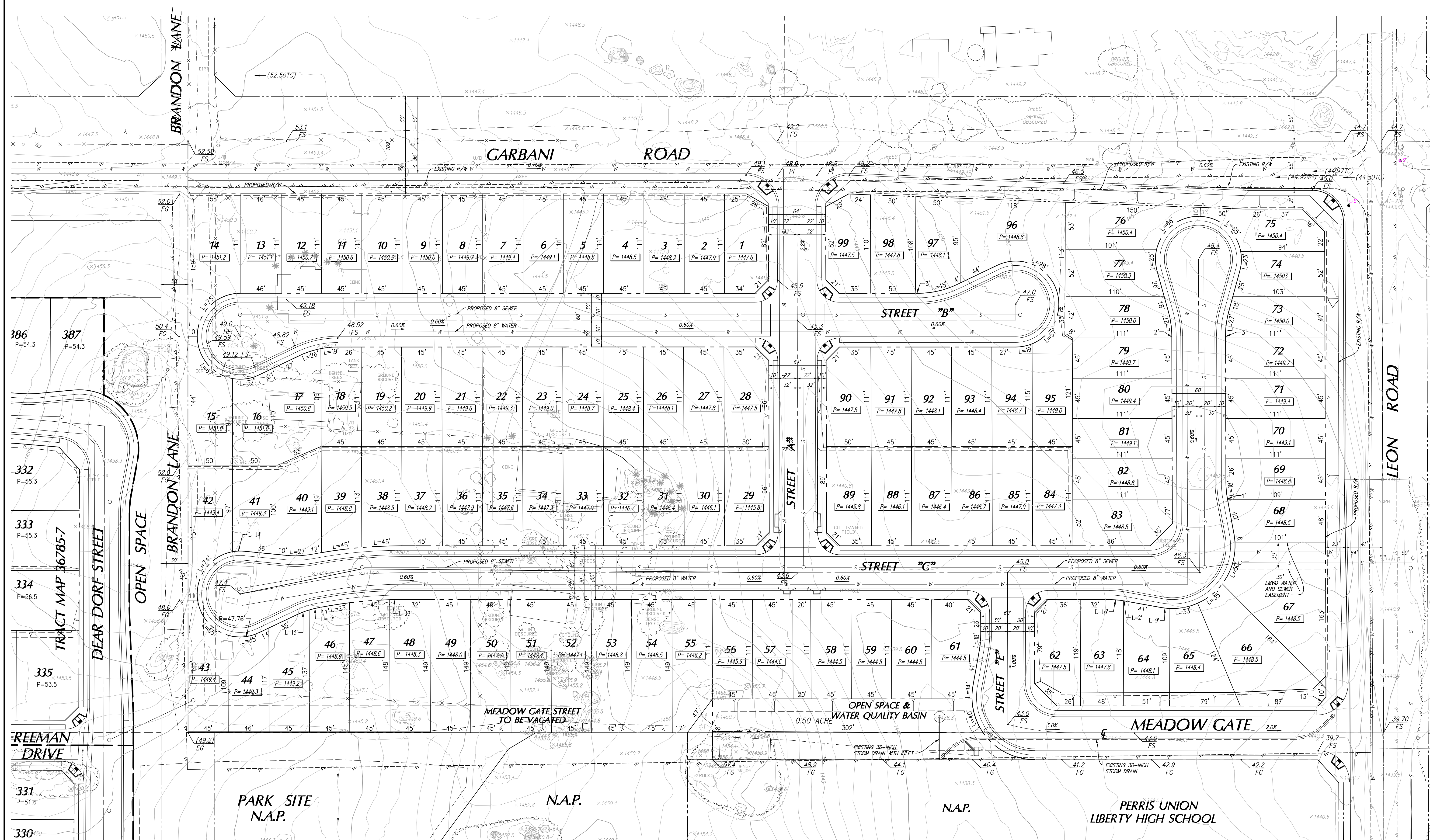
GENERAL GPA (WITHOUT A SPECIFIC PLAN)

COUNTY OF RIVERSIDE

BEING A DIVISION OF PARCELS 1 THROUGH 4 OF PARCEL MAP 17635 FILED IN BOOK 102, PAGE 92 OF PARCEL MAPS IN SECTION 18, T6S, R2W, S.B.M.



PARCEL AREA TABLE	
NO.	AREA (SQ. FEET)
1	5,161
2	5,000
3	5,000
4	5,000
5	5,000
6	5,000
7	5,000
8	5,000
9	5,000
10	5,000
11	5,000
12	5,000
13	5,070
14	7,477
15	5,768
16	5,043
17	5,403
18	4,991
19	5,000
20	5,000
21	5,000
22	5,000
23	5,000
24	5,000
25	5,000
26	5,000
27	5,000
28	5,438
29	5,438
30	5,000
31	5,000
32	5,000
33	5,000
34	5,000
35	5,000
36	5,000
37	5,000
38	5,022
39	5,193
40	5,384
41	5,000
42	6,045
43	5,645
44	5,001
45	5,689
46	6,324
47	6,576
48	6,645
49	6,669
50	6,692
51	6,692
52	6,693
53	6,693
54	6,694
55	6,161
56	5,000
57	5,000
58	5,000
59	5,000
60	5,000
61	5,602
62	5,000
63	5,001
64	5,013
65	5,086
66	7,921
67	11,594
68	5,017
69	5,007
70	5,000
71	5,000
72	5,000
73	5,027
74	5,011
75	5,021
76	6,146
77	5,373
78	5,335
79	5,000
80	5,000
81	5,000
82	5,000
83	5,000
84	5,000
85	5,000
86	5,000
87	5,000
88	5,000
89	5,438
90	5,438
91	5,000
92	5,000
93	5,000
94	5,016
95	5,944
96	8,520
97	5,176
98	5,450
99	5,241



DATE
MARCH 2024

LEGAL DESCRIPTION
BEING A DIVISION OF PARCELS 1 - 4 OF PARCEL MAP 17635, P.M. 102 PAGES 95 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, CALIFORNIA.

OWNER / APPLICANT
GRANT BECKLUND
30811 GARBANI ROAD
WINCHESTER, CA 92596
PHONE: (951) 288-0601
GRANTBECKLUND@GMAIL.COM

ENGINEER
GRANT BECKLUND
30811 GARBANI ROAD
WINCHESTER, CA 92596
PHONE: (951) 288-0601
GRANTBECKLUND@GMAIL.COM

CONTIGUOUS OWNERSHIP STATEMENT
THIS TTM INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVELOPER.

UTILITIES AND SERVICES

AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON YES
GAS:	SOUTHERN CALIFORNIA GAS CO. YES
TELEPHONE:	VERIZON YES
CABLE TV:	VERIZON YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT YES
SCHOOL DISTRICT:	PERRIS UNION HIGH SCHOOL DISTRICT YES
	MENIFEE UNION SCHOOL DISTRICT YES

PROPERTY ACREAGE
TOTAL TTM GROSS 20 AC.
TOTAL TTM NET 16.7 AC.

ASSESSOR'S PARCEL NUMBER
466-210-021 THROUGH 024

SECTIONS, TOWNSHIPS AND RANGES
NORTHEAST QUARTER OF SEC. 18, T6S, R2W, S.B.M.

THOMAS BROTHERS MAP
2020 THOMAS BROS. MAP PAGE 869

GENERAL PLAN DESIGNATIONS
EXISTING: RC-EDR
PROPOSED: MDR

PRESENT USE
VACANT AND 2 EXISTING HOMES

PROPOSED USE
99 RESIDENTIAL LOTS

ZONING
EXISTING: R-R
PROPOSED: R4

PROPOSED DEVELOPMENT

NET RESIDENTIAL LOTS 1-88	11.48 AC
OPEN SPACE/WATER QUALITY LOT 89	2.06 AC
ON-SITE STREETS	4.22 AC
LEON AND GARBANI ROAD	2.50 AC
TOTAL AREA =	20.26 AC

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

EARTHWORK QUANTITY ESTIMATE

40,000 C.Y. CUT	72
40,000 C.Y. FILL	73
0 C.Y. EXPORT - NO IMPORT OR EXPORT - BALANCED CONDITION	74
	75
	76
	77
	78
	79
	80
	81
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	90
	91
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	98
	99

PROPOSED STORM DRAINS
PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY R.C.T.D. AND/OR CSA

FLOOD PLAIN
PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE. FEMA PANEL NO. 06065C2090G - ZONE "X"

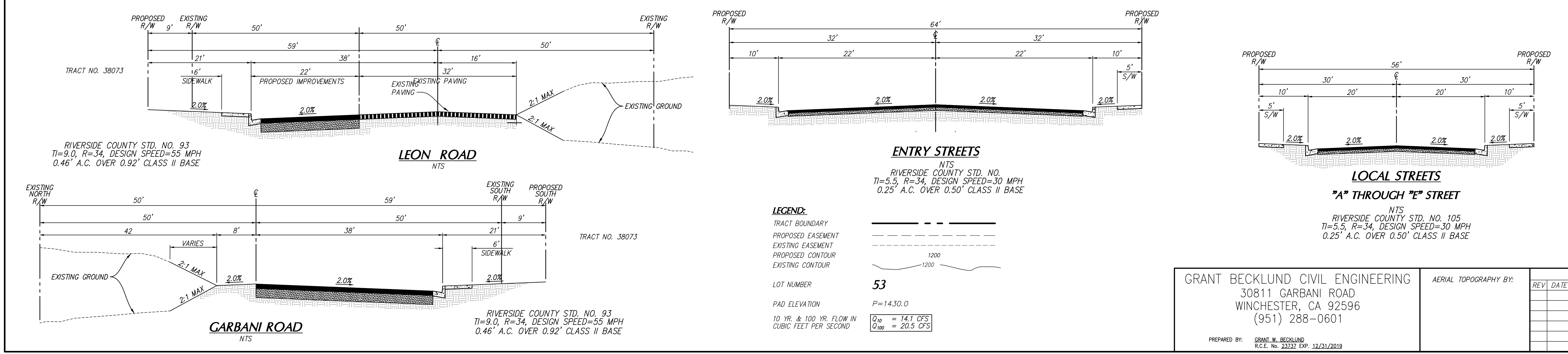
GEOLOGIC HAZARD NOTE
THIS SITE IS CONSIDERED TO HAVE A LOW POTENTIAL FOR LIQUEFACTION AND OTHER GEOLOGIC HAZARDS.

COMMUNITY SERVICES DISTRICT
PROJECT SITE IS NOT WITHIN A CFD.

WELLS
THERE ARE TWO EXISTING WATER WELLS ON THE PROPERTY.

EXISTING EASEMENTS
NO PLOTTABLE EASEMENTS

PARK DISTRICT
LOCATED IN VALLEY WIDE PARK DISTRICT



GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

PREPARED BY: GRANT W. BECKLUND
R.C.E. No. 23337 EXP. 12/31/2019

AERIAL TOPOGRAPHY BY:

REV#	DATE	DESCRIPTION	APD

AMENDMENTS

NO.	DESCRIPTION	DATE

Drawn By: _____
Checked By: _____
Scale: AS SHOWN

DWG. NO. _____
SHEET 1
OF 1 SHEETS

COUNTY OF RIVERSIDE
GENERAL GPA (WITHOUT A SPECIFIC PLAN)
TENTATIVE TRACT MAP
NO. 38073
SCHEDULE "A"

Proposed General Plan Amendment Notes 3/8/2024

General Plan Land Use Amendment (Foundation Change) – Involves change in land use designation from Rural Community – Estate Density Residential (EDR) (2 acre minimum) Foundation Component to a Community Development – Medium Density Residential (MDR) (2-5 units per acre) Foundation Component.

Eligibility – As part of the Foundation change application process, the property owner / developer will need to appropriately describe how the proposed change will meet the following eligibility requirements, necessary for initiation consideration.

- 1) There are existing projects in proximity that are similar to or compatible with the proposed Foundation Component amendment site.
 - a. Tract Map 36785 consisting of 511 single family homes, west of the project has been constructed with all improvements.
 - a. 290 single family homes have been completed and occupied
 - b. 127 homes are now under construction
 - c. 35 home have active permits
 - d. 59 homes remaining to be constructed.
 - b. Valley Wide has completed Veterans Park adjacent to the project's southerly boundary.
 - c. Liberty High School adjacent to the project's southerly boundary has been constructed by Perris Union High School.
- 2) There are adequate existing primary and secondary access locations to the Foundation Component amendment site to ensure public health, safety, and welfare.
 - a. Existing Garbani and Leon Roads, both major highways, provide primary and secondary access
- 3) There are sufficient existing utilities to adequately serve the proposed Foundation Component amendment site.
 - a. Eastern Municipal Water District for sewer and water
 - b. Southern California Edison
 - c. Southern California Gas
 - d. Verizon for phone and cable
- 4) Identify the fire hazard severity zone the proposed Foundation Component amendment site is located within and how the property will be protected from a fire event.
 - a. Project is not in a Fire Hazard Zone
 - b. Protected by CAL FIRE/Riverside County Fire Department

- 5) Identify if the proposed Foundation Component amendment site is located within a Western Riverside County Multispecies Habitat Conservation Plan (MSHCP) criteria area and describe any constraints related to the conservation areas. Discuss how the proposed Foundation Component Amendment will not have a negative impact to the County's Habitat Conservation Plans or other natural resources.
 - a. Project is not in a criteria area

General Plan Amendment – Involves text amendments, Area Plan amendments, or amendments to another Element.

- 1) Remove the following Policies:
 - a. Estate density residential
 - b. Rural Residential Policy area
 - c. Highway 79 Policy area.
- 2) The potential impacts of the proposed General Plan amendment have been assessed and have been determined to not be detrimental to the public health, safety, or welfare; and,
- 3) The proposed General Plan amendment is consistent with the goals, objectives, and policies of the General Plan and applicable Area Plan; and,
- 4) The proposed General Plan amendment will not result in a conflict with the County's Land Use Ordinance.



RIVERSIDE COUNTY PLANNING DEPARTMENT

29x2 = (58)

John Hildebrand
Planning Director

Hearing Date: July 29, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 28218

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240029 (GPA240029)
– **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240029 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet. 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 GPA240029 is initiated by the Board of Supervisors. – Third Supervisorial District – Winchester Area – Sun City / Menifee Valley Area Plan – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Existing Zoning: R-R (Rural Residential) – Existing Land Use: Estate Density Residential (RC: EDR) – **Location:** north of Meadowgate Ln., east of Brandon Ln., south of Garbani Rd., and west of Leon Rd. – APN(s): 466-210-021, 466-210-022, 466-210-023, and 466-210-024 – 16.7 Gross Acres – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

The Directors Hearing for the General Plan Advisory Committee was held on 12/16/2024 with one (1) member in support and two (2) others not in attendance. The Planning Commission hearing was held on 1/29/2025 with five (5) commissioners in support and zero (0) opposing the GPA initiation.

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- CEQA Exempt
 - 10 Day 20 Day 30 day
- 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"

<https://rivcounty.sharepoint.com/sites/TLMA-Planning/Shared Documents/General/Cases/FGPA - 2024 Cycle/GPA240010/Meetings & Hearings/BOS/BOS Public Hearing Notice Form.docx>

22.1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240029 IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240029**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240029 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet. 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 GPA240029 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 466-210-021, 466-210-022, 466-210-023, and 466-210-024. This proposed project is located: North of Meadowgate Ln., East of Brandon Ln., South of Garbani Rd., and West of Leon Rd. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240029 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240029 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG

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

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

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

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

Dated: July 9, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240029 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escucharán todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en el primer piso de la Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación para aprobar **el Inicio de la Enmienda del Plan General del Componente de Cimentación No. 240029**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240029 para cambiar el Componente de Cimentación del Plan General de cuatro (4) parcelas de Comunidad Rural: Residencial de Densidad de Urbanización (RC: EDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) para permitir la presentación de una solicitud para un Mapa Tentativo del Tracto (TTM) para permitir una subdivisión del sitio de 20 acres en 99 lotes residenciales que varían en tamaño desde 5000 pies cuadrados hasta 7500 pies cuadrados. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240029 propuesto. La Enmienda al Plan General se encuentra en los APN: 466-210-021, 466-210-022, 466-210-023 y 466-210-024. Este proyecto propuesto se ubica al norte de Meadowgate Ln., al este de Brandon Ln., al sur de Garbani Rd. y al oeste de Leon Rd. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240029 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240029 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON TIM WHEELER, PLANIFICADOR DEL PROYECTO, AL (951) 955-6060 O ENVÍE UN CORREO ELECTRÓNICO A TWHEELER@RIVCO.ORG

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

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

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

Fecha: 9 de julio de 2025

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

Flores, Kate

From: Lincoln, Edward
Sent: Monday, July 28, 2025 11:30 AM
To: Clerk of the Board
Cc: Wheeler, Timothy
Subject: FW: SAFER Comment on Initiation of GPA No.: 240029 Board of Supervisors (July 29, 2025) Agenda Item 22
Attachments: 2025.07.28 SAFER Comment_GPA Initiation No. 240029.pdf

Good Morning,

I just received the attached comment letter for FC-GPA240029 on tomorrow's agenda.

Do I need to make a memo or anything like that?

Thanks,
Edward

From: Leslie Reider <leslie@lozeaudrury.com>
Sent: Monday, July 28, 2025 10:51 AM
To: mcamacho@rivco.org; Lincoln, Edward <ELincoln@Rivco.org>
Cc: Richard Drury <richard@lozeaudrury.com>; Emy Lipkind <emily@lozeaudrury.com>; Chase Preciado <Chase@lozeaudrury.com>
Subject: SAFER Comment on Initiation of GPA No.: 240029 Board of Supervisors (July 29, 2025) Agenda Item 22

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 Director Hildebrand and Planner Lincoln,

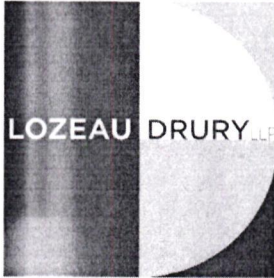
On behalf of Supporters Alliance for Environmental Responsibility ("SAFER") please find the attached comment letter regarding Initiation of General Plan Amendment No.: 240029, which is scheduled to be heard on July 29, 2025 by the Board of Supervisors as Agenda Item 22.

If you could confirm receipt of this email and the attached comments that would be greatly appreciated.

Thank you,

--

Leslie Reider
Legal Assistant
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612
(510) 836-4200
(510) 836-4205 (fax)
leslie@lozeaudrury.com



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richard@lozeaudrury.com

July 28, 2025

Via Email

John Hildebrand, Planning Director
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501
mcamacho@rivco.org

Edward Lincoln, Planner
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501
elincoln@rivco.org

**Re: Initiation of General Plan Amendment No.: 240029
Board of Supervisors (July 29, 2025) Agenda Item 22**

To Director Hildebrand and Planner Lincoln:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding Initiation of General Plan Amendment No.: 240029 ("GPA Initiation"), scheduled to be considered at the Board of Supervisors Meeting on July 29, 2025 as Agenda Item 22.

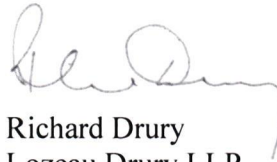
GPA Initiation No. 240029 (Agenda Item 22) is a proposal to change the General plan Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium Density Residential (CD:MDR) on 4 parcels. The 4 parcels are located south of Garbani Road, north of Meadowgate Lane, east of Brandon Lane, and west of Leon Road on Accessor's Parcel Numbers 466-210-021 through -024 in the County of Riverside.

If Initiation No. 240029 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 20-acre site into 99 residential lots ranging in size from 5,000 square feet to 7,500 square feet.

Because the GPA Initiation is an "essential step" in the chain of events to amend the County's general plan to allow new types of development, the Initiations are "projects" for the purposes of the California Environmental Quality Act ("CEQA") and must undergo environmental review prior to approval. SAFER requests that the Board of Supervisors not initiate the GPA until the Planning Department conducts environmental review of the GPA Initiation pursuant to CEQA. Alternatively, SAFER requests that any approval of the Initiation be conditioned with a requirement that CEQA review will occur when the applicants apply for their general plan amendment.

SAFER Comment
GPA Initiation No. 240029
Agenda Item No. 22 (July 29, 2025)
July 28, 2025
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Drury". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Richard Drury
Lozeau Drury LLP

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: GRANT BECKLUND

Address: 30811 GARBANI ROAD

City: WINCHESTER Zip: 92596

Phone #: 951-288-0601

Date: 7/29/25 Agenda # 22.1

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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