

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



ITEM: 22.2
(ID # 28221)

MEETING DATE:

Tuesday, July 29, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240056 (GPA240056) – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Existing Zoning: A-1-5 (Light Agriculture) – Existing Land Use: Rural Residential (R: RR); Proposed Land Use: Commercial Development: Commercial Retail (CD: CR) – Location: north of Keller Rd., east of Hwy 79/Winchester Rd., south of Coventry Ln., and west of Washington St. – 5.06 Net Acres
REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Commercial Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Plot Plan to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. 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 GPA240056 is initiated by the Board of Supervisors. – APN: 472-110-024 – 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. 240056 (GPA240056)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240056 (GPA240056)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy


John Hildebrand, Planning Director 7/16/2025

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. 240056 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

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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. 240056 (GPA240056) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R: RR) to Commercial Retail (CD: CR), on one (1) parcel, totaling 5.06 net acres, in order to allow for submittal of an application for a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348.

The one (1) parcel is located north of Keller Road, southeast of Hwy 79/Winchester Road, and west of Coventry 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 (GPA240056) 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-GPA240056 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR). The parcel is located in the Highway 79 policy area, within the Southwest Area Plan.

If FC-GPA240056 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Plot Plan to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348.

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.

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised 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 1,500 feet of the 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-GPA240056 was held before the General Plan Advisory Committee on December 16, 2024. There were no comments submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and one (1) member of the public provided public testimony.

Comments from the public expressed concerns about a Tentative Tract map and the effect the project would have on it.

The Committee discussed the project and expressed the importance of having storage areas since smaller lots wouldn't allow for 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 District
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240056 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 discussed the project. Issues that were discussed included support for the location and a need for the type of commercial use.

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

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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 as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

Additional Fiscal Information

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

ATTACHMENTS:

- Attachment A – Vicinity Maps**
- Attachment B – Existing General Plan**
- Attachment C – Existing Land Use Designations**
- Attachment D – Existing Zoning Classifications**
- Attachment E – Noticing Radius and Labels**
- Attachment F – Applicant’s Exhibits**
- Attachment G – GPAC Hearing Package**
- Attachment 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
GPA240056

VICINITY/POLICY AREAS

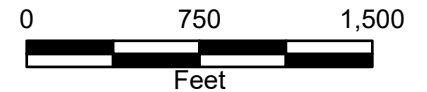
Supervisor: Washington
District 3

Date Drawn: 6/25/2025
Vicinity Map



Zoning Area: FRENCH VALLEY

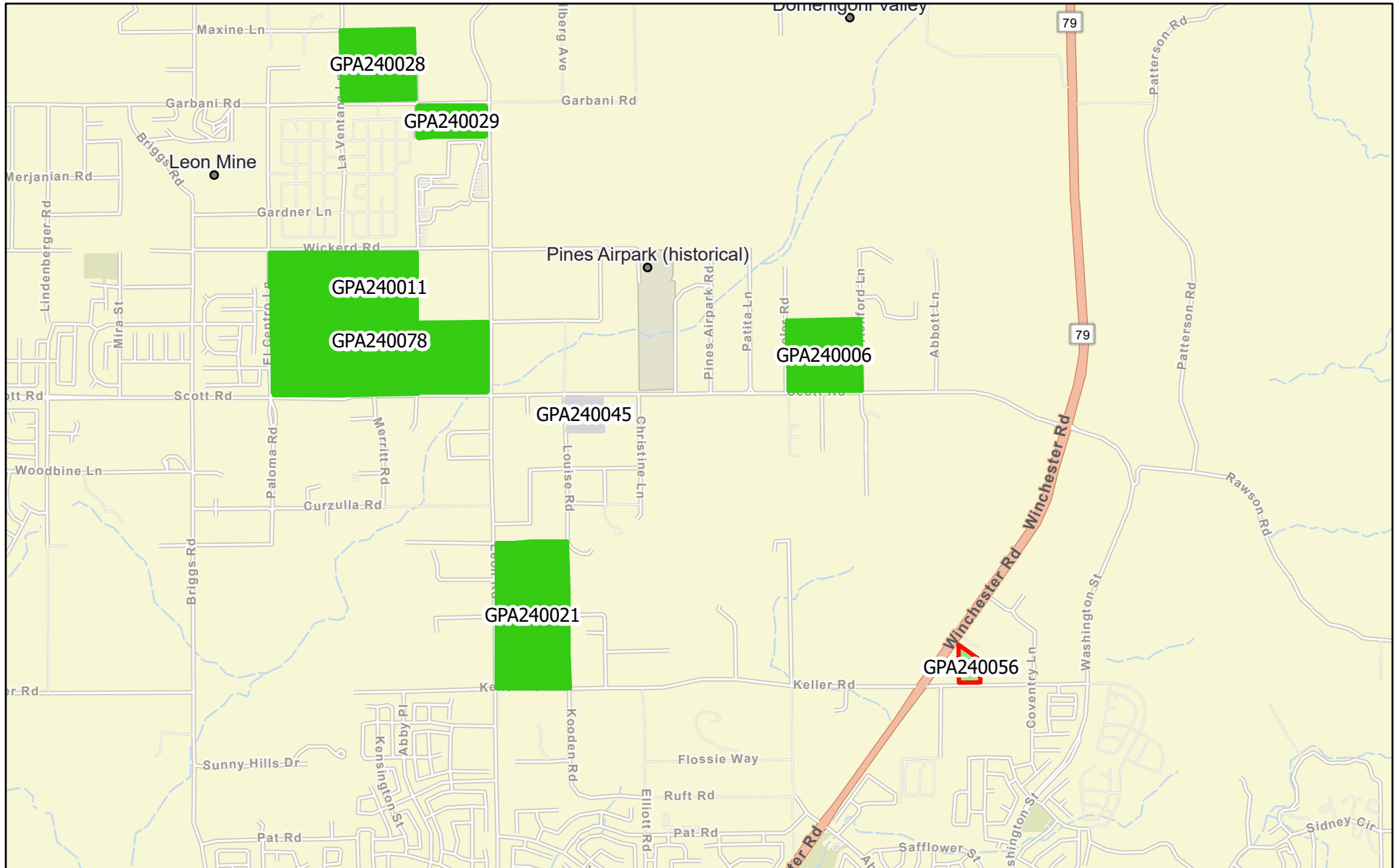
Author: PetePang




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.rcfma.org>

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

Foundation Component GPA Cycle Map



6/26/2025, 10:15:09 AM

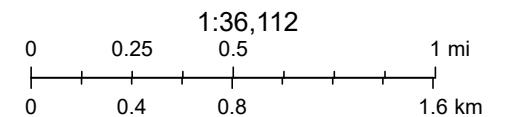
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Withdrawn



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

TLMA - Planning

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240056

Supervisor: Washington
District 3

Date Drawn: 6/25/2025

LAND USE

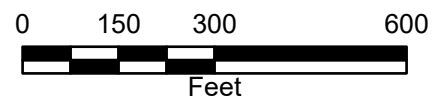
Exhibit 1



Zoning Area: FRENCH VALLEY

Author: PetePang

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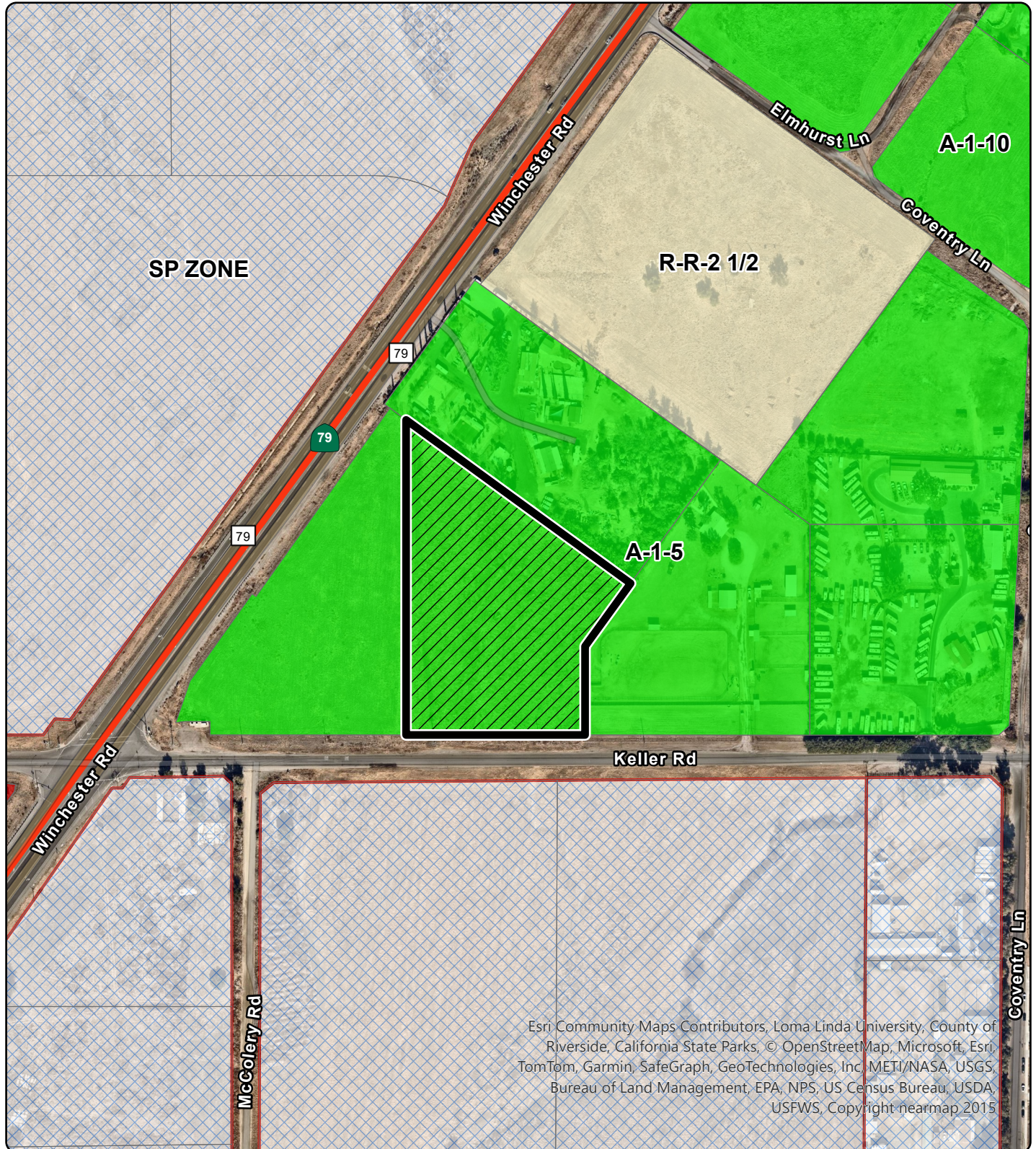
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240056

EXISTING ZONING

Supervisor: Washington
District 3

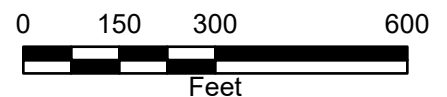
Date Drawn: 6/25/2025
Exhibit 2



Zoning Area: FRENCH VALLEY

Author: PetePang

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240056)

Planning Case APN: 472-110-024

I, Edward Lincoln certify that on July 1, 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 1500 feet of the property involved.

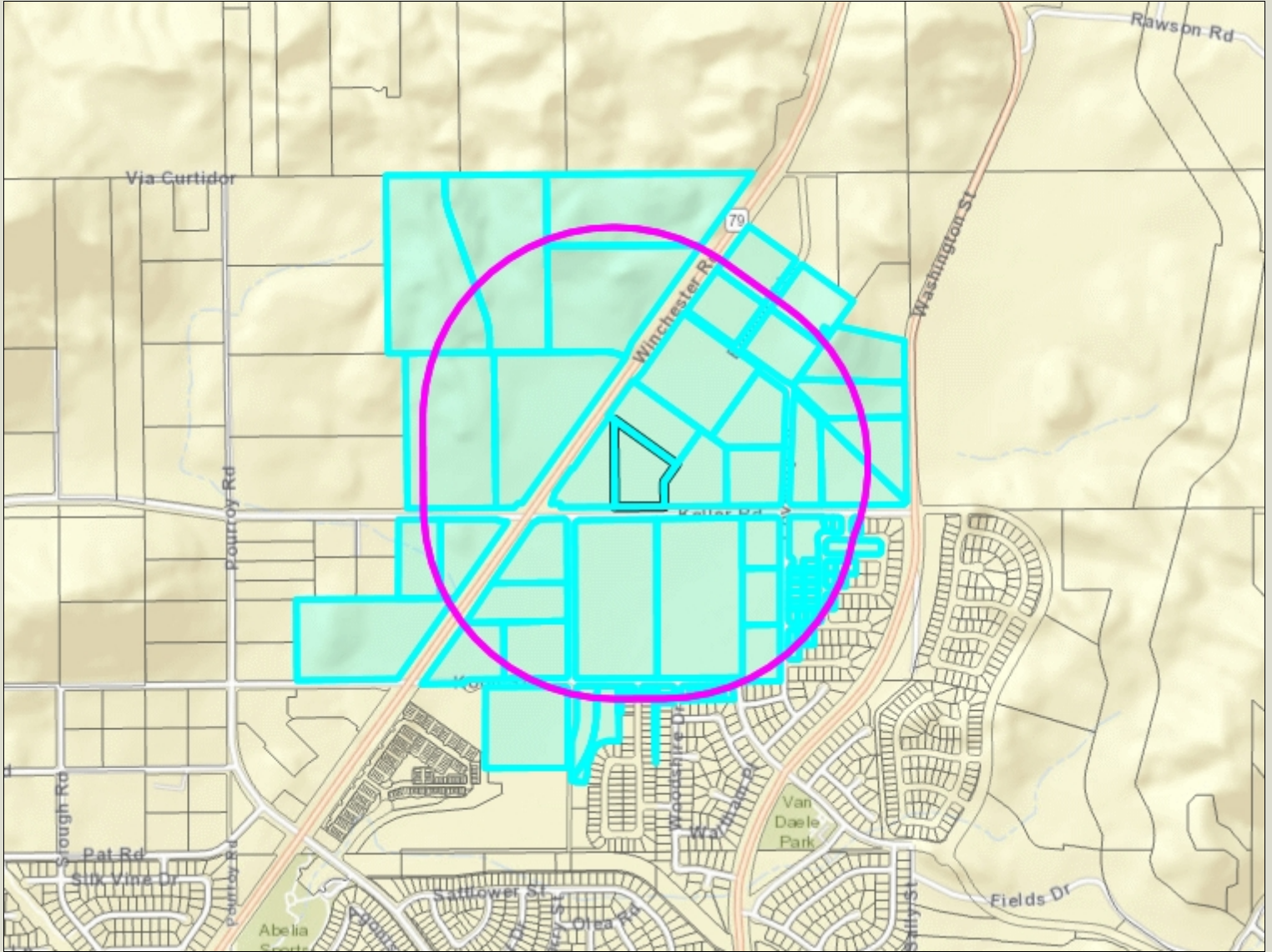
I further certify that the information filed is true and correct to the best of my knowledge.

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

GPA240056



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

Notes

10500' Radius



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 8/28/2024 4:38:29 PM

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472110003
FORESTAR (USA) REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

472110016
CHAPPELOW ANN R TRUST DTD
11/19/92
2470 UNICORNIO ST
LA COSTA CA 92009

472110019
ANH N. NGUYEN
2787 HUFF DRIVE
PLEASANTON CA 94588

472110022
TIFFANY DUGAS
33900 WINCHESTER RD
WINCHESTER CA 92596

472110024
CHAKRA TRUST DATED 5/21/2013
1003 E FLORIDA AVE # 101
HEMET CA 92543

472110025
MANUEL GONZALES
32720 KELLER RD
WINCHESTER CA 92596

472110029
GREENSTEIN JAY & SHERYL FAMILY
TRUST DTD 04/23/21
32960 KELLER RD
WINCHESTER CA 92596

472110031
KARNEZIS FAMILY PROP II
6 GLADSTONE LN
LAGUNA NIGUEL CA 92677

472110036
SUNG JOON KIM
20692 PRISM PL
LAKE FOREST CA 92630

472110037
SUNG JOON KIM
1017 ALCALDE
GLENDALE CA 91207

472110038
U-STOR-IT WINCHESTER
501 W BROADWAY STE 2020
SAN DIEGO CA 92101

472110039
MORALEZ ENTERPRISES
38253 VIA MAJORCA
MURRIETA CA 92562

472110040
CONARD ALBERT & CAROLYN FAMILY
TRUST DTD 4/12/21
33975 WASHINGTON AVE
WINCHESTER CA 92596

472110041
DAVID ANTHONY LEIDENFROST
29929 MARITIME WAY
MENIFEE CA 92584

472110044
ALVARO ROSALES CERVANTES
32691 GABBIANO ST
TEMECULA CA 92592

472110046
LD ACQUISITION CO 9
P O BOX 3429
EL SEGUNDO CA 90245

476010024
MARILYN THI NGUYEN
32333 KOON ST
WINCHESTER CA 92596

476010027
SABA FAMILY TRUST DATED 7/24/18
212 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

476010029
MARIO L. WINGATE
32755 KELLER RD
WINCHESTER CA 92596

476010030
JASON SCOTT TUCKER
32805 KELLER RD
WINCHESTER CA 92596

476010031
JAY HOOKER
32825 KELLER RD
WINCHESTER CA 92596

476010050
VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR CA 92625

476010060
CHAKRA TRUST DTD 5/21/2013
1003 E FLORIDA AVE # 101
HEMET CA 92543

476010075
KYLE MCLAUGHLIN
34155 WINCHESTER RD
WINCHESTER CA 92596

476321012
MICHAEL A. LIVRERI
6070 BRAWLEY RD
PHELAN CA 92371

476321013
SABINA PLAZOLA
34255 WOODSHIRE DR
WINCHESTER CA 92596

476330001
DUSTIN RUTLEDGE
32661 KOON ST
WINCHESTER CA 92596

476330002
ERNANTE ADO ODVINA
32673 KOON ST
WINCHESTER CA 92596

476330003
LUIS E. HERNANDEZ
32685 KOON ST
WINCHESTER CA 92596

476330004
HAYDEN RAY DAVIDSON
32697 KOON ST
WINCHESTER CA 92596

476330005
ANDERSON FAMILY TRUST DATED
02/01/2021
32709 KOON ST
WINCHESTER CA 92596

476330006
NICOLAS A. RESOLME
351 PLAZA LOS OSOS
CHULA VISTA CA 91914

476530001
JOJO TULAGAN CABALLERO
34254 SOLSTICE ST
WINCHESTER CA 92596

476530002
DANIEL RAY BLAZ
34266 SOLSTICE ST
WINCHESTER CA 92596

476530019
DR HORTON LOS ANGELES HOLDING
CO INC
980 MONTECITO DR STE 300
CORONA CA 92879

476531032
PORT SUZANNE SHAN REVOCABLE
TRUST DATED 08/11/15
34265 SOLSTICE ST
WINCHESTER CA 92596

476531033
PADMA NAGA SUNDARI KANDIKATTU
34253 SOLSTICE ST
WINCHESTER CA 92596

476531039
WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY
3403 TENTH ST STE 320
RIVERSIDE CA 92501

476540001
PULTE HOME CO
27401 LOS ALTOS STE 400
MISSION VIEJO CA 92691

476540002
SAMANTHA LEANNE TYNER
32866 GUINNESS WAY
WINCHESTER CA 92596

476540003
DEBORAH CHEW
16476 BERNARDO CENTER DR #127
SAN DIEGO CA 92128

476540004
ROGELIO VILLEGAS
34081 HARCOURT DR
WINCHESTER CA 92596

476540005
HEE YOUNG CHUNG
34093 HARCOURT DR
WINCHESTER CA 92596

476540006
JAZMYNE RODRIGUEZ
PO BOX 1659
VALLEY CENTER CA 92082

476540007
DAMARIS R. SANTIAGO
34104 COVENTRY LN
WINCHESTER CA 92596

476540008
ESTHER M. GARCIA
34105 HARCOURT DR
WINCHESTER CA 92596

476540009
KYLE MCMILLEN
34117 HARCOURT DR
MENIFEE CA 92596

476540010
SASCHA FISCHER
34116 COVENTRY LN
WINCHESTER CA 92596

476540011
FERNANDO TOSCANO BETANZOS
34128 COUNTRY LN
WINCHESTER CA 92596

476540012
JACOB M. FRAZIER
34129 HARCOURT DR
WINCHESTER CA 92596

476541001
ROBERT WILLIAM CLEARE
32902 GUINNESS WAY
WINCHESTER CA 92596

476541020
PETER S. QUEJADO
32871 CAMBURY PL
WINCHESTER CA 92596

476542001
VENUGOPAL JANAPATI
32870 CAMBURY PL
WINCHESTER CA 92596

476542002
KWASI ABRAHAM ASIEDU
32882 CAMBURY PL
WINCHESTER CA 92596

476542008
VALE CRUZ ARANDIA SALVADOR
32893 HUTTON WAY
WINCHESTER CA 92596

476542009
PAUL VALENZUELA
32881 HUTTON WAY
WINCHESTER CA 92596

476542010
SHIVSHANKAR NAMASIVAYAM
32869 HUTTON WAY
WINCHESTER CA 92596

476550001
MANUEL GARCIA
32836 OAKLAND WAY
WINCHESTER CA 92596

476550002
ROBERT T. MCIVER
32824 OAKLAND WAY
WINCHESTER CA 92596

476550003
DEBBIE ALSHEBAIKI
32812 OAKLAND WAY
WINCHESTER CA 92596

476551005
CLIFFORD OKO ODOI
32837 OAKLAND WAY
WINCHESTER CA 92596

476551006
JAMES WESLEY GRAY
32825 OAKLAND WAY
WINCHESTER CA 92596

476551007
SARAH L. BEHN
32813 OAKLAND WAY
WINCHESTER CA 92596

GRANT BECKLUND
C/O GRANT BECKLUND CIVIL ENGINEERING
30811 E GARBANI ROAD
WINCHESTER, CA92596

GENERAL GPA (WITHOUT A SPECIFIC PLAN)

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING PARCEL 3 OF PARCEL MAP 19162 LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

OWNER / APPLICANT:

CHAKRA TRUST
1003 E. FLORIDA AVE., SUITE 101
HEMET, CA 92543
(951)491-9571

ENGINEER & REPRESENTATIVE:

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

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 19162 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 127, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

ASSESSOR'S PARCEL NO.

APN: 472-110-024 5.06 ACRES

SITE ADDRESS:

LOCATED ON KELLER ROAD
WINCHESTER, CA 92596

GENERAL CONSTRUCTION NOTES:

ALL 2:1 SLOPES 10' OR HIGHER AND RETAINING WALLS 5' OR HIGHER SHALL HAVE V-DITCHES PLACED AT THE TOP OF WALL OR SLOPE RIDGE.

ALL STRUCTURES ON SITE, EXCLUDING THOSE BELONGING TO ANY RELEVANT UTILITY COMPANIES, ARE TO BE REMOVED. THOSE BELONGING TO THE UTILITY COMPANIES SHALL BE EITHER PROTECTED IN PLACE OR RELOCATED.

ALL EXISTING ON-SITE POWER POLES WILL REMAIN.

EARTHWORK:

CUBIC YARDS OF CUT 5,000 CY (RAW), CUBIC YARDS OF FILL 5,000 CY (RAW). THE OPINION OF EARTHWORK QUANTITIES SHOWN ABOVE ARE UNADJUSTED GROSS VOLUMES, AND DO NOT INCLUDE THE EFFECTS OF SCARIFYING, OVER ESCAVATION, RECOMPACTION, SHRINKAGE, SUBSIDENCE OR OTHER FACTORS AND ARE SUBJECT TO FIELD CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY.

DEVELOPER SHALL BE REQUIRED TO SPECIFY THE PRECISE LOCATION OF EXPORT OR IMPORT IN EITHER CASE, PRIOR TO THE ISSUANCE OF A GRADING PERMIT. PROJECT WILL RESULT IN A "BALANCED" CONDITION.

NOTES:

- ALL IMPROVEMENTS SHALL BE PER RIVERSIDE COUNTY STANDARDS
- INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- ALL SLOPES ARE 2:1 RATIO EXCEPT IN DETENTION BASIN AREA WHERE THEY ARE 4:1, UNLESS OTHERWISE NOTED
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS
- ALL ON-SITE, OVERHEAD, EDISON POWER LINES WILL REMAIN IN PLACE
- LANDSCAPING WILL BE PER DESIGN AND LANDSCAPING GUIDELINES IN WINCHESTER 1800 SPECIFIC PLAN NO. 286
- THIS PROPERTY DOES NOT LIE WITHIN A "COMMUNITY SERVICES DISTRICT."
- KELLER ROAD ARE TO BE DEDICATED PUBLIC RIGHT-OF-WAY TO THE COUNTY OF RIVERSIDE FOR TRANSPORTATION AND UTILITY PURPOSES.
- THIS PROPERTY LIES WITHIN A NON-PRINTED/SPECIFIED FLOOD ZONE. (FIRM NO. 0602452755A) AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL STUDY ZONE, A C.S.D., AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
- PRIVATE WELL. PROPOSED FOR IRRIGATION.
- THE PROJECT IS ADJACENT TO SPECIFIC PLAN 286.
- THIS PROPERTY CONTAINS NO WELLS.
- THIS PROPERTY IS VACANT.
- THIS PROJECT IS WITHIN ZONE 'D' OF THE "SWAP R&BDD".
- THIS PROJECT IS PROPOSED IN ONE PHASE.
- MAINTENANCE OF ON-SITE SLOPES AND WATER QUALITY FACILITIES SHALL BE BY OWNER.
- WQMP WILL INCORPORATE LID SYSTEMS WITH INFILTRATION IN LANDSCAPE AREAS.

SEWER & WATER NOTES:

CLOSEST EXISTING SEWER AND WATER LOCATED 2,600 FT. SOUTHEASTERLY AT COVENTRY LANE AND KOON STREET.
BOTH SEWER AND WATER WILL BE CONSTRUCTED BY TENTATIVE TRACT MAP NO. 38722 IN KELLER ROAD.

FENCING:

ENTIRE SITE TO BE FENCED WITH 6" DECORATIVE METAL FENCING.

GATE WILL BE INSTALLED AT DRIVEWAY ON KELLER ROAD.

HAZARD MATERIALS:

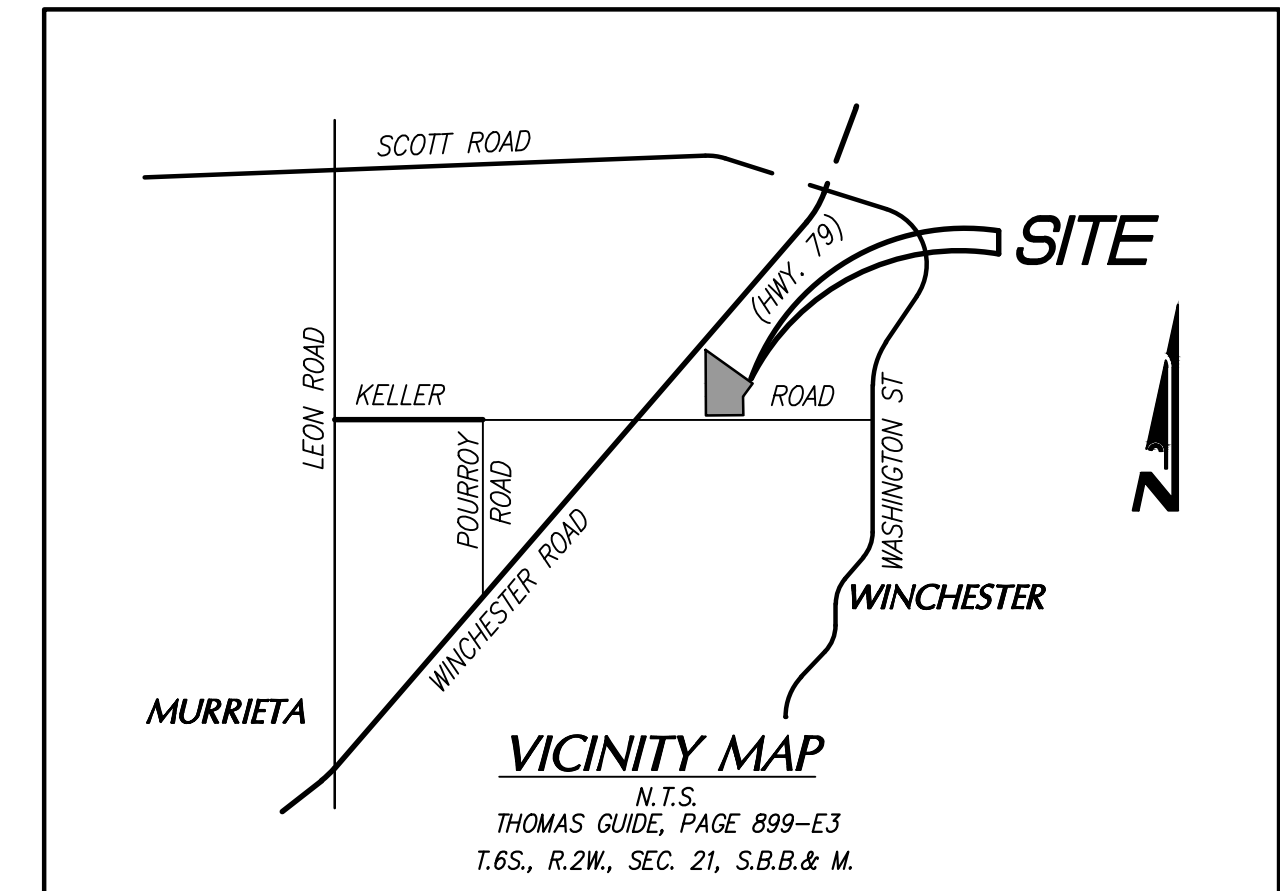
NO FLAMMABLE/ COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON SITE.

FIRE DEPARTMENT NOTES:

PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW: PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS WITHIN 400 FEET OF ALL PORTIONS OF ALL STRUCTURES.

AMENDED NO.	
AMENDMENTS:	SCALE: 1"=50'
DATE	NO. DESCRIPTION:



TOPOGRAPHY SOURCE

TOPO BY AERIAL SURVEY BY: WALTERS MAPS & ASSOCIATES
7225 ALABAMA AVENUE
CANOGA PARK, CALIFORNIA 91303
PHONE (818)884-9911

BENCHMARK:

RECOVERY NOTE BY METRO WATER DIST. SO. CALIFORNIA 1992
2.8 MILES (4.5 KM) NORTHWEST OF LAKE SKINNER, AT THE NORTHWEST CORNER OF KELLER ROAD AND WASHINGTON STREET, 30 FEET (9.1 M) WEST OF THE CENTERLINE OF WASHINGTON STREET, 24 FEET (7.3 M) NORTH OF THE CENTERLINE OF KELLER ROAD, 8.8 FEET (2.7 M) SOUTH OF POWER POLE NO. 2075860E, 2 FEET (0.6 M) NORTH OF A CARSONITE SURVEY MARKER, A 3-1/2 INCH STANDARD BRASS DISK, SET FLUSH, IN TOP OF A 8 INCH BY 8 INCH CONCRETE POST, 0.5 FEET (15.2 CM) ABOVE THE GROUND
ELEVATION: 1433.58 (NGVD 88')

AREA CALCULATIONS

TOTAL NET AREA: 5.06 AC.
TOTAL GROSS AREA: 5.45 AC.

ZONING AND LAND USE

EXIST. ZONING: A-1-5
EXIST. LAND USE: VACANT
PROP. LAND USE: RV STORAGE

PROPOSED GENERAL PLAN AMENDMENT: COMMUNITY DEVELOPMENT (CD) AND COMMERCIAL RETAIL (CR) LAND USE

EXISTING ZONING: LIGHT AGRICULTURAL (A-1)

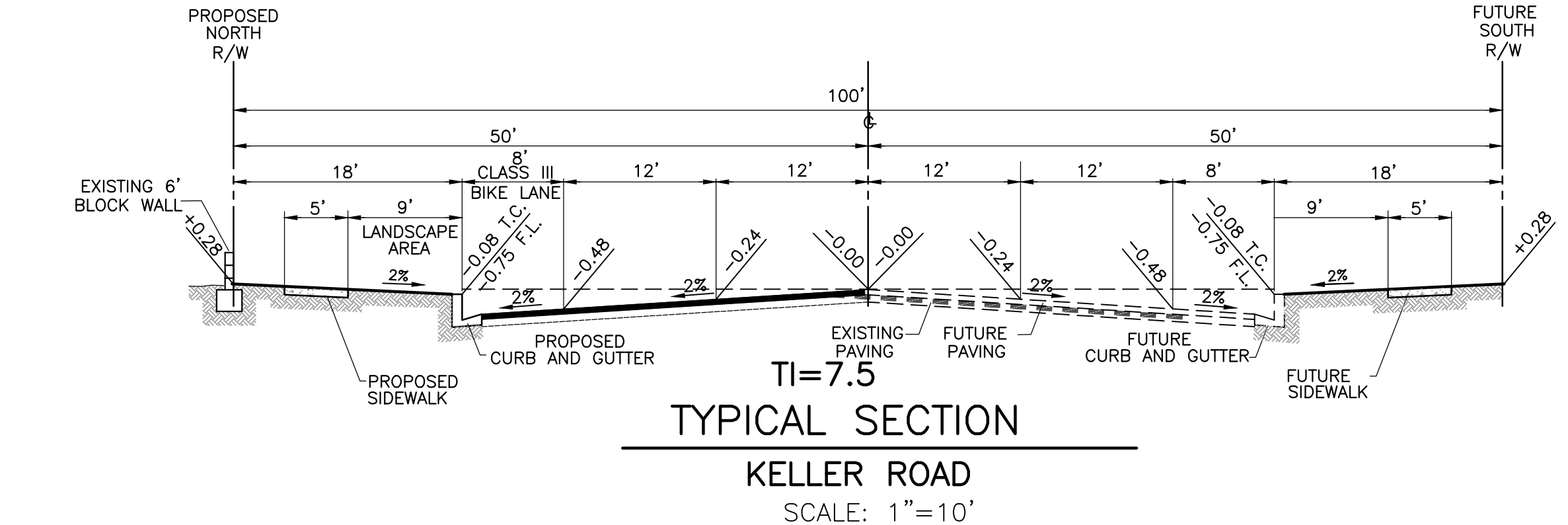
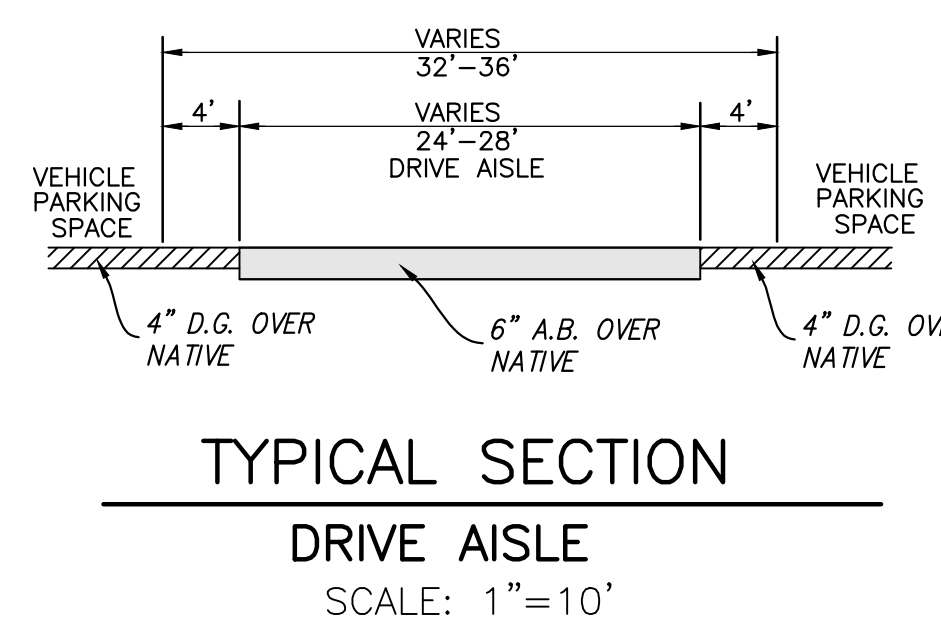
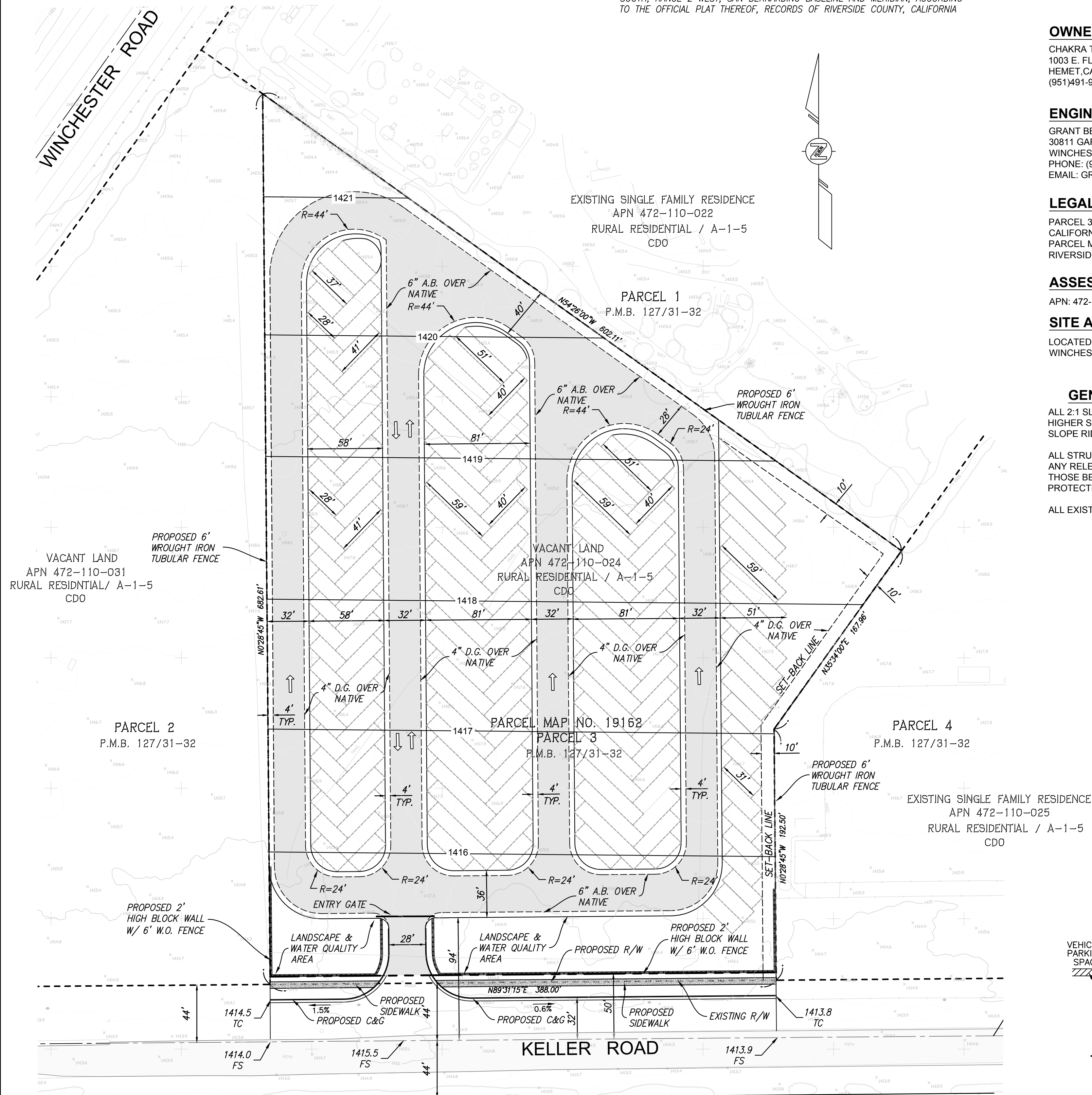
PROPOSED ZONING: GENERAL COMMERCIAL RETAIL (C-1 & C-P)

EXISTING GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL WITH COMMUNITY DEVELOPMENT OVERLAY

FLOOD ZONE: NONE

UTILITIES AND SERVICES

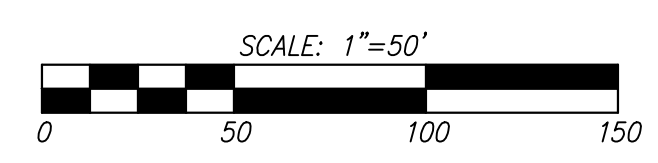
AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON YES
GAS:	SOUTHERN CALIFORNIA GAS CO. YES
TELEPHONE:	VERIZON YES
CABLE TV:	FRONTIER/SPECTRUM YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT YES
SCHOOL DIST:	MENIFEE UNION SCHOOL DISTRICT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



ABBREVIATIONS

CL	IRRIGATION FACILITIES	IRR
FL	FINISHED SURFACE	FS
FP	FINISH GRADE	FG
HP	PAD ELEVATION	PE
TC	EDGE OF PAVEMENT	EP
AC	PROPERTY LINE	P.L.
F.H.	RIGHT-OF-WAY	R/W
	GRADE BREAK	GB

GRANT BECKLUND CIVIL ENGINEERING 30811 GARBANI ROAD WINCHESTER, CA 92596 (951) 288-0601	IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA GENERAL GPA (WITHOUT A SPECIFIC PLAN) KELLER ROAD LOCATED IN SEC. 21, T.6S., R.2W., S.B.B.&M.	SHEET 1 OF 1 SHEET		
			PREPARED BY: GRANT W. BECKLUND R.C.E. No. 23737 EXP. 12/31/2023	
SCALE: 1"=50'	PREPARED: MARCH 2024	DATE: 3/28/2024	FOR: CHAKRA TRUST	WD: ____





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.7

(ID # 25939)

MEETING DATE:

Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240056 (GPA240056) Foundation Component – Applicant: Grant Becklund c/o Grand Becklund Civil Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) – Proposed: Community Development (CD) – Location: North of Keller Road, east of Highway 79/Winchester Road, south of Coventry Lane, and west of Washington Street – 5.06 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Commercial Retail (CD:CR). If the initiation is approved, the applicant intends to apply for a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from A-1-5 (light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial). 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 GPA240056 is initiated by the Board of Supervisors – APN: 472-110-024. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT

Case Number(s):	GPA240056
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	472-110-024
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 12/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240056) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Commercial Retail (CR), on one parcel, totaling 5.06 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The parcel is located north of Keller Road, east of Hwy 79/Winchester Road, south of Coventry Lane, and west of Washington Street.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240056 (GPA240056).

PROJECT DATA

Land Use and Zoning:

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
	Existing General Plan Foundation Component:	Rural (R)
	Proposed General Plan Foundation Component:	Community Development (CD)
	Existing General Plan Land Use Designation:	Rural Residential (RR)
	Proposed General Plan Land Use Designation:	Commercial Retail (CR)
	Policy / Overlay Area:	Highway 79 Policy Area Community Development Overlay
Surrounding General Plan Land Uses		
	North:	Rural Residential (RR)
	East:	Rural Residential (RR)
	South:	Very High Density Residential (VHDR)
	West:	Rural Residential (RR)
	Existing Zoning Classification:	A-1-5 (light Agriculture, 5-acre minimum)
	Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications		
	North:	A-1-5 (light Agriculture, 5-acre minimum)
	East:	A-1-5 (light Agriculture, 5-acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

South:	Specific Plan
West:	A-1-5 (light Agriculture, 5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-family dwelling
East:	Single-family dwelling
South:	Vacant
West:	Vacant

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Location
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes
Mount Palomar Observatory Lighting Zone:	Yes – Very High
WRCMSHCP Criteria Cell:	Yes – Cell No. 5169
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 (GPA240056) 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-GPA240056 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Commercial Retail (CD:CR). The parcel is located in the Highway 79 Policy Area and Community Development Overlay.

If FC-GPA240056 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. In addition to the General

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from A-1-5 (light Agriculture, 5-acre minimum) to C-1/C-P (General Commercial).

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 RC Foundation is the Low Density Residential (RC-LDR) land use designation, which allows for single-family detached residences on large parcels of one to two acres, limited agriculture, and intensive equestrian and animal keeping uses.

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised 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 1500 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

GPA240056

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

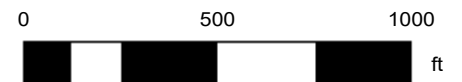
Date: 11-20-2024

District: 3

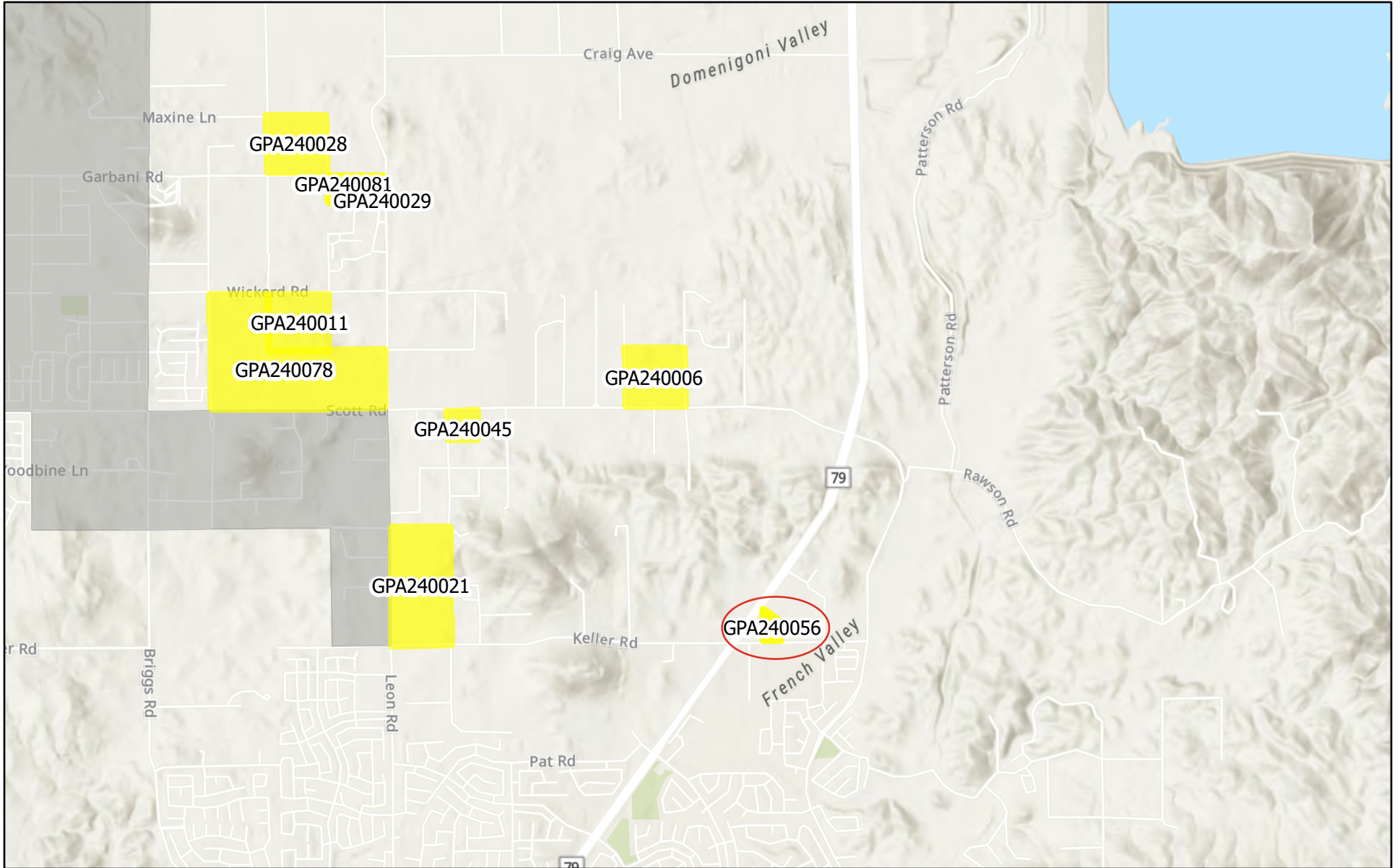


Zoning Area/District: FRENCH VALLEY



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>



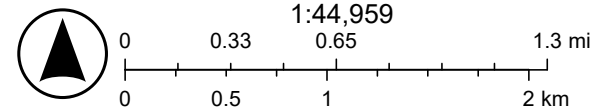
FGPA Status Map



11/14/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240056

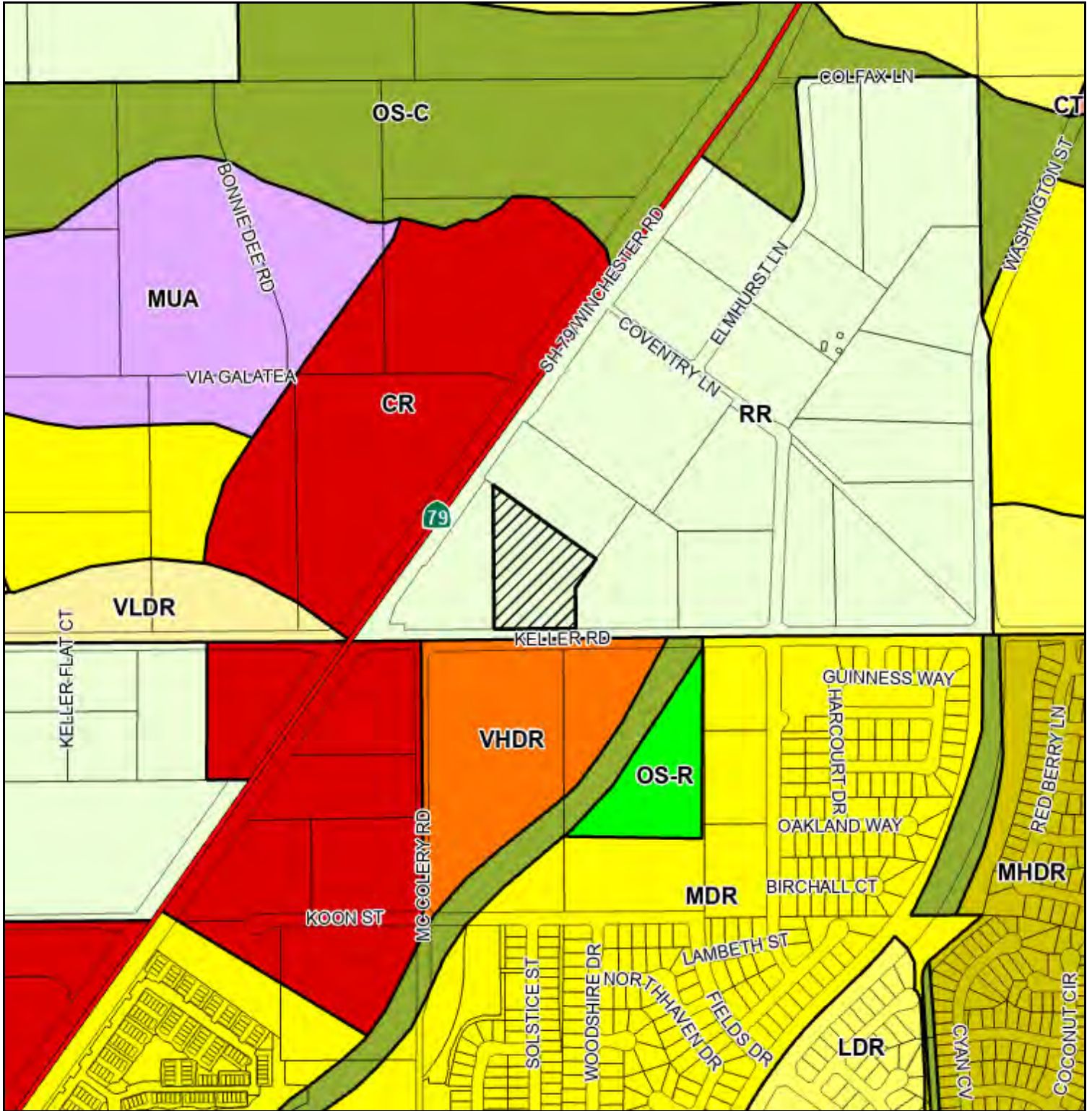
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

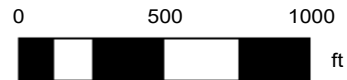
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240056

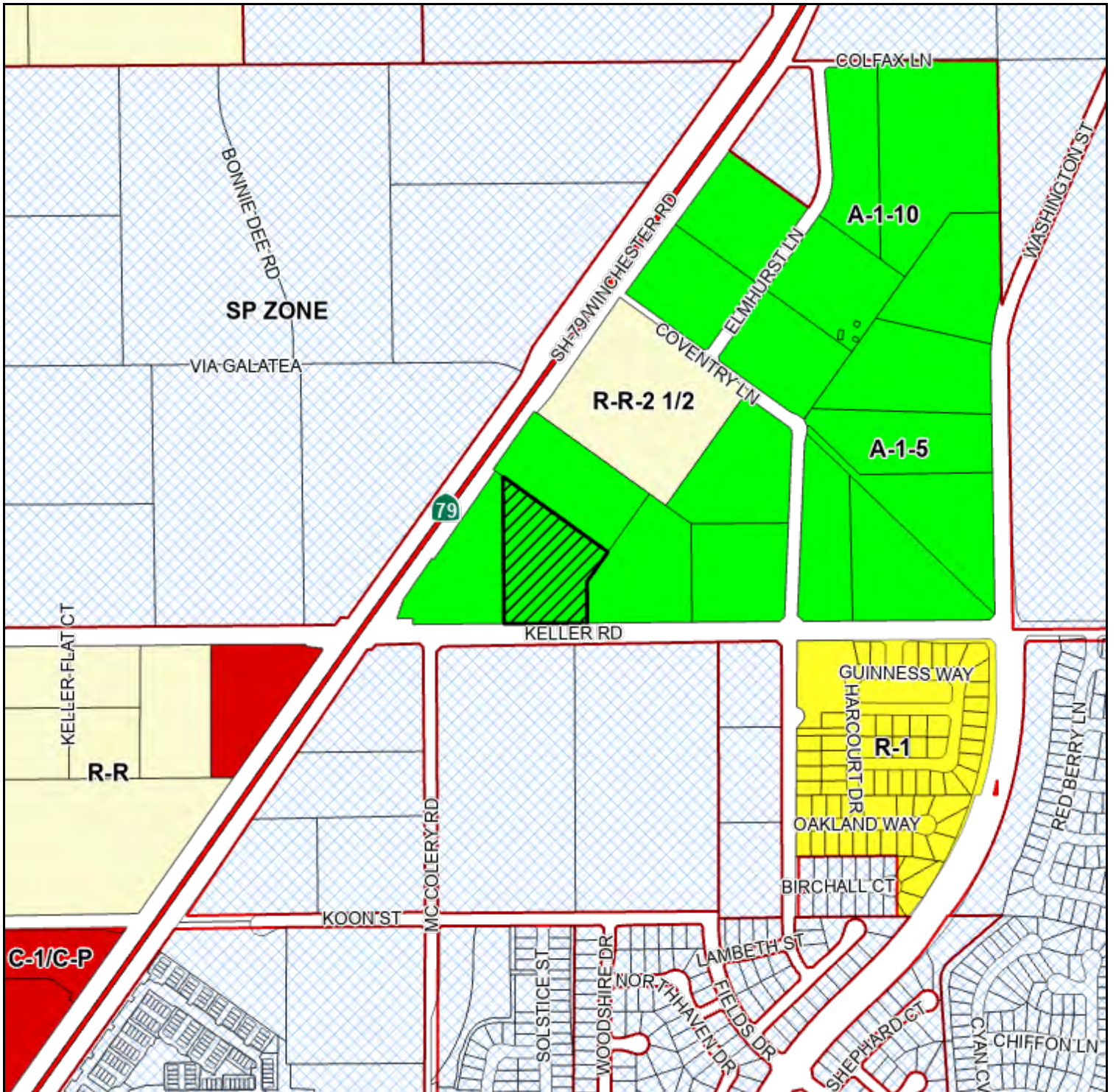
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

Date: 8-19-2024

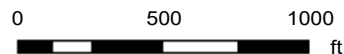
District: 3

Exhibit: 2



Zoning Area/District: FRENCH VALLEY

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GENERAL GPA (WITHOUT A SPECIFIC PLAN)

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING PARCEL 3 OF PARCEL MAP 19162 LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

OWNER / APPLICANT:

CHAKRA TRUST
1003 E. FLORIDA AVE., SUITE 101
HEMET, CA 92543
(951)491-9571

ENGINEER & REPRESENTATIVE:

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

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 19162 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 127, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

ASSESSOR'S PARCEL NO.

APN: 472-110-024 5.06 ACRES

SITE ADDRESS:

LOCATED ON KELLER ROAD
WINCHESTER, CA 92596

GENERAL CONSTRUCTION NOTES:

ALL 2:1 SLOPES 10' OR HIGHER AND RETAINING WALLS 5' OR HIGHER SHALL HAVE V-DITCHES PLACED AT THE TOP OF WALL OR SLOPE RIDGE.

ALL STRUCTURES ON SITE, EXCLUDING THOSE BELONGING TO ANY RELEVANT UTILITY COMPANIES, ARE TO BE REMOVED. THOSE BELONGING TO THE UTILITY COMPANIES SHALL BE EITHER PROTECTED IN PLACE OR RELOCATED.

ALL EXISTING ON-SITE POWER POLES WILL REMAIN.

EARTHWORK:

CUBIC YARDS OF CUT 5,000 CY (RAW), CUBIC YARDS OF FILL 5,000 CY (RAW). THE OPINION OF EARTHWORK QUANTITIES SHOWN ABOVE ARE UNADJUSTED GROSS VOLUMES, AND DO NOT INCLUDE THE EFFECTS OF SCARIFYING, OVER ESCAVATION, RECOMPACTION, SHRINKAGE, SUBSIDENCE OR OTHER FACTORS AND ARE SUBJECT TO FIELD CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY.

DEVELOPER SHALL BE REQUIRED TO SPECIFY THE PRECISE LOCATION OF EXPORT OR IMPORT IN EITHER CASE, PRIOR TO THE ISSUANCE OF A GRADING PERMIT. PROJECT WILL RESULT IN A "BALANCED" CONDITION.

NOTES:

- ALL IMPROVEMENTS SHALL BE PER RIVERSIDE COUNTY STANDARDS
- INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- ALL SLOPES ARE 2:1 RATIO EXCEPT IN DETENTION BASIN AREA WHERE THEY ARE 4:1, UNLESS OTHERWISE NOTED
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS
- ALL ON-SITE, OVERHEAD, EDISON POWER LINES WILL REMAIN IN PLACE
- LANDSCAPING WILL BE PER DESIGN AND LANDSCAPING GUIDELINES IN WINCHESTER 1800 SPECIFIC PLAN NO. 286
- THIS PROPERTY DOES NOT LIE WITHIN A "COMMUNITY SERVICES DISTRICT."
- KELLER ROAD ARE TO BE DEDICATED PUBLIC RIGHT-OF-WAY TO THE COUNTY OF RIVERSIDE FOR TRANSPORTATION AND UTILITY PURPOSES.
- THIS PROPERTY LIES WITHIN A NON-PRINTED/SPECIFIED FLOOD ZONE. (FIRM NO. 0602452755A) AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL STUDY ZONE, A C.S.D., AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
- PRIVATE WELL. PROPOSED FOR IRRIGATION.
- THE PROJECT IS ADJACENT TO SPECIFIC PLAN 286.
- THIS PROPERTY CONTAINS NO WELLS.
- THIS PROPERTY IS VACANT.
- THIS PROJECT IS WITHIN ZONE 'D' OF THE "SWAP R&BDD".
- THIS PROJECT IS PROPOSED IN ONE PHASE.
- MAINTENANCE OF ON-SITE SLOPES AND WATER QUALITY FACILITIES SHALL BE BY OWNER.
- WQMP WILL INCORPORATE LID SYSTEMS WITH INFILTRATION IN LANDSCAPE AREAS.

SEWER & WATER NOTES:

CLOSEST EXISTING SEWER AND WATER LOCATED 2,600 FT. SOUTHEASTERLY AT COVENTRY LANE AND KOON STREET.
BOTH SEWER AND WATER WILL BE CONSTRUCTED BY TENTATIVE TRACT MAP NO. 36722 IN KELLER ROAD.

FENCING:

ENTIRE SITE TO BE FENCED WITH 6" DECORATIVE METAL FENCING.

GATE WILL BE INSTALLED AT DRIVEWAY ON KELLER ROAD.

HAZARD MATERIALS:

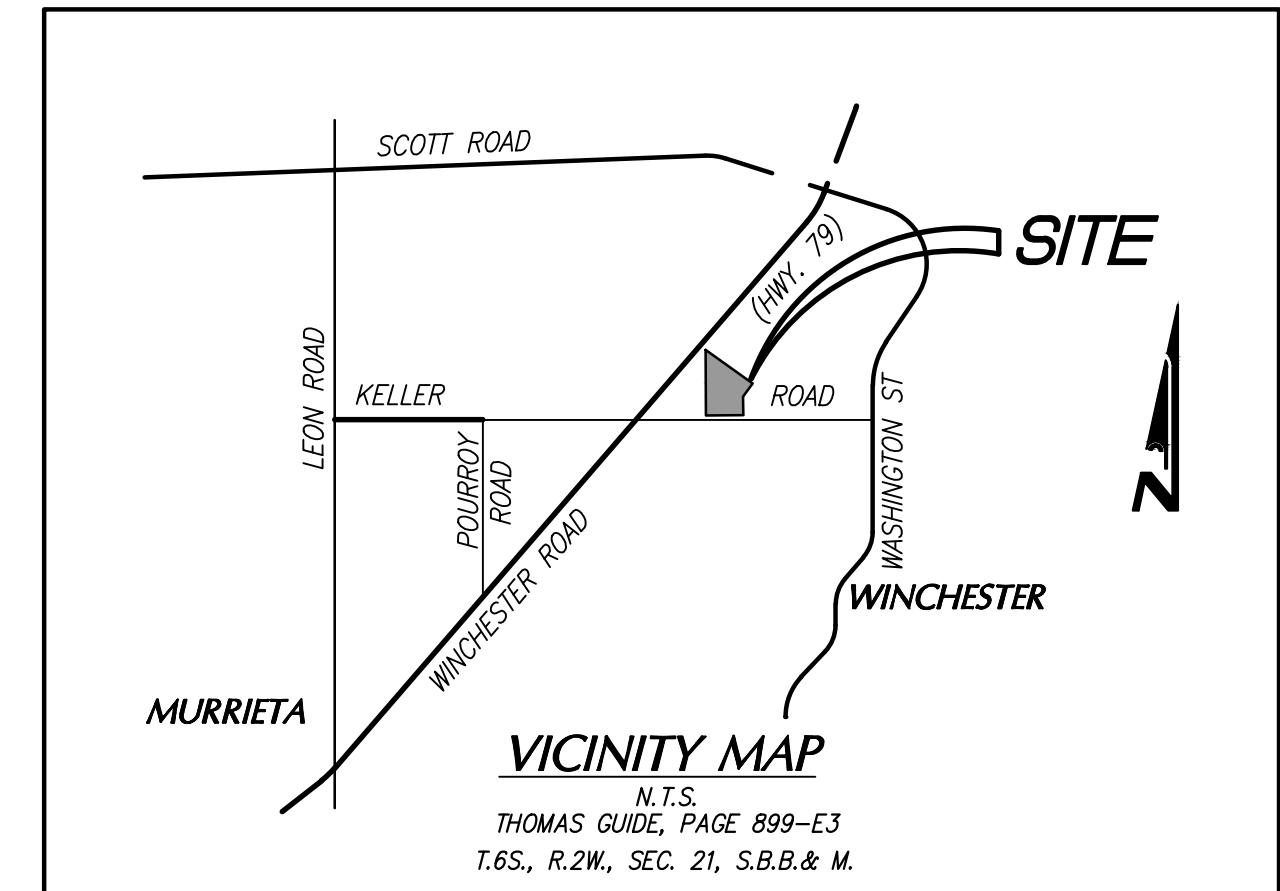
NO FLAMMABLE/ COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON SITE.

FIRE DEPARTMENT NOTES:

PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW: PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS WITHIN 400 FEET OF ALL PORTIONS OF ALL STRUCTURES.

AMENDED NO.	
AMENDMENTS:	SCALE: 1"=50'
DATE	NO. DESCRIPTION:



TOPOGRAPHY SOURCE

TOPO BY AERIAL SURVEY BY: WALTERS MAPS & ASSOCIATES
7225 ALABAMA AVENUE
CANOGA PARK, CALIFORNIA 91303
PHONE (818)884-9911

BENCHMARK:

RECOVERY NOTE BY METRO WATER DIST. SO. CALIFORNIA 1992
2.8 MILES (4.5 KM) NORTHWEST OF LAKE SKINNER, AT THE NORTHWEST CORNER OF KELLER ROAD AND WASHINGTON STREET, 30 FEET (9.1 M) WEST OF THE CENTERLINE OF WASHINGTON STREET, 24 FEET (7.3 M) NORTH OF THE CENTERLINE OF KELLER ROAD, 8.8 FEET (2.7 M) SOUTH OF POWER POLE NO. 2075860E, 2 FEET (0.6 M) NORTH OF A CARSONITE SURVEY MARKER, A 3-1/2 INCH STANDARD BRASS DISK, SET FLUSH, IN TOP OF A 8 INCH BY 8 INCH CONCRETE POST, 0.5 FEET (15.2 CM) ABOVE THE GROUND
ELEVATION: 1433.58 (NGVD 88')

AREA CALCULATIONS

TOTAL NET AREA: 5.06 AC.
TOTAL GROSS AREA: 5.45 AC.

ZONING AND LAND USE

EXIST. ZONING: A-1-5
EXIST. LAND USE: VACANT
PROP. LAND USE: RV STORAGE

PROPOSED GENERAL PLAN AMENDMENT: COMMUNITY DEVELOPMENT (CD) AND COMMERCIAL RETAIL (CR) LAND USE

EXISTING ZONING: LIGHT AGRICULTURAL (A-1)

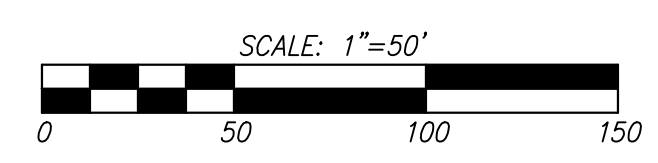
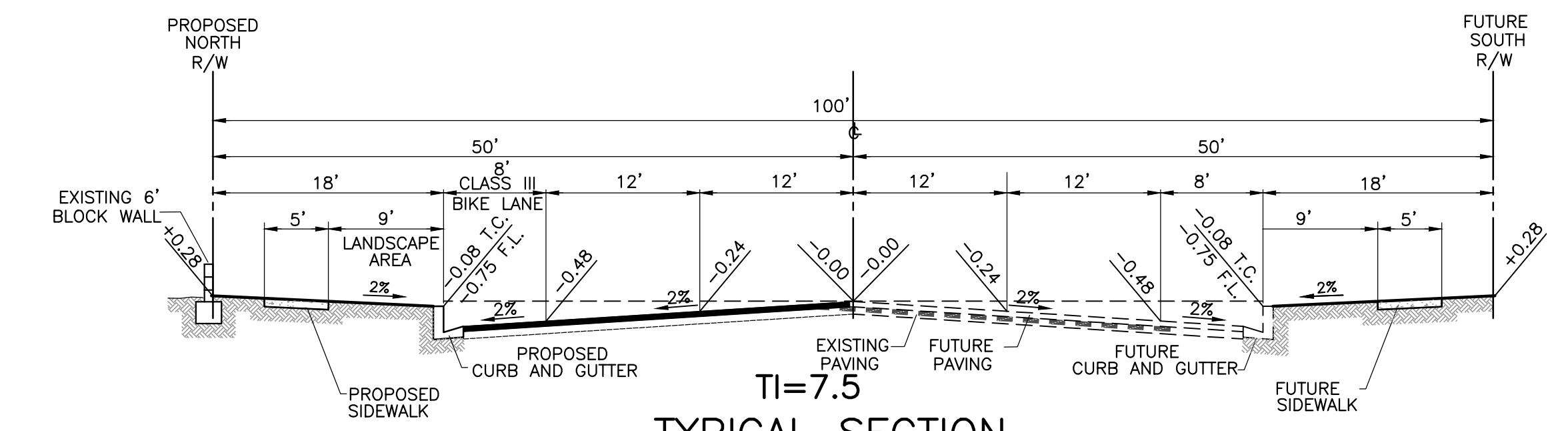
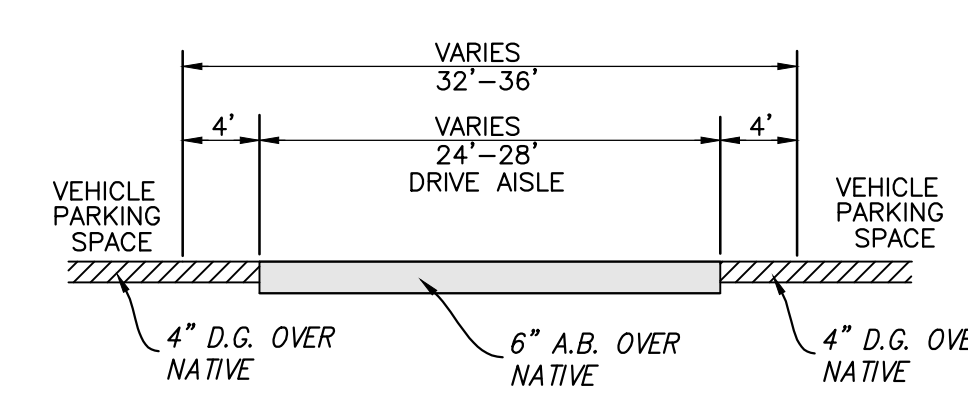
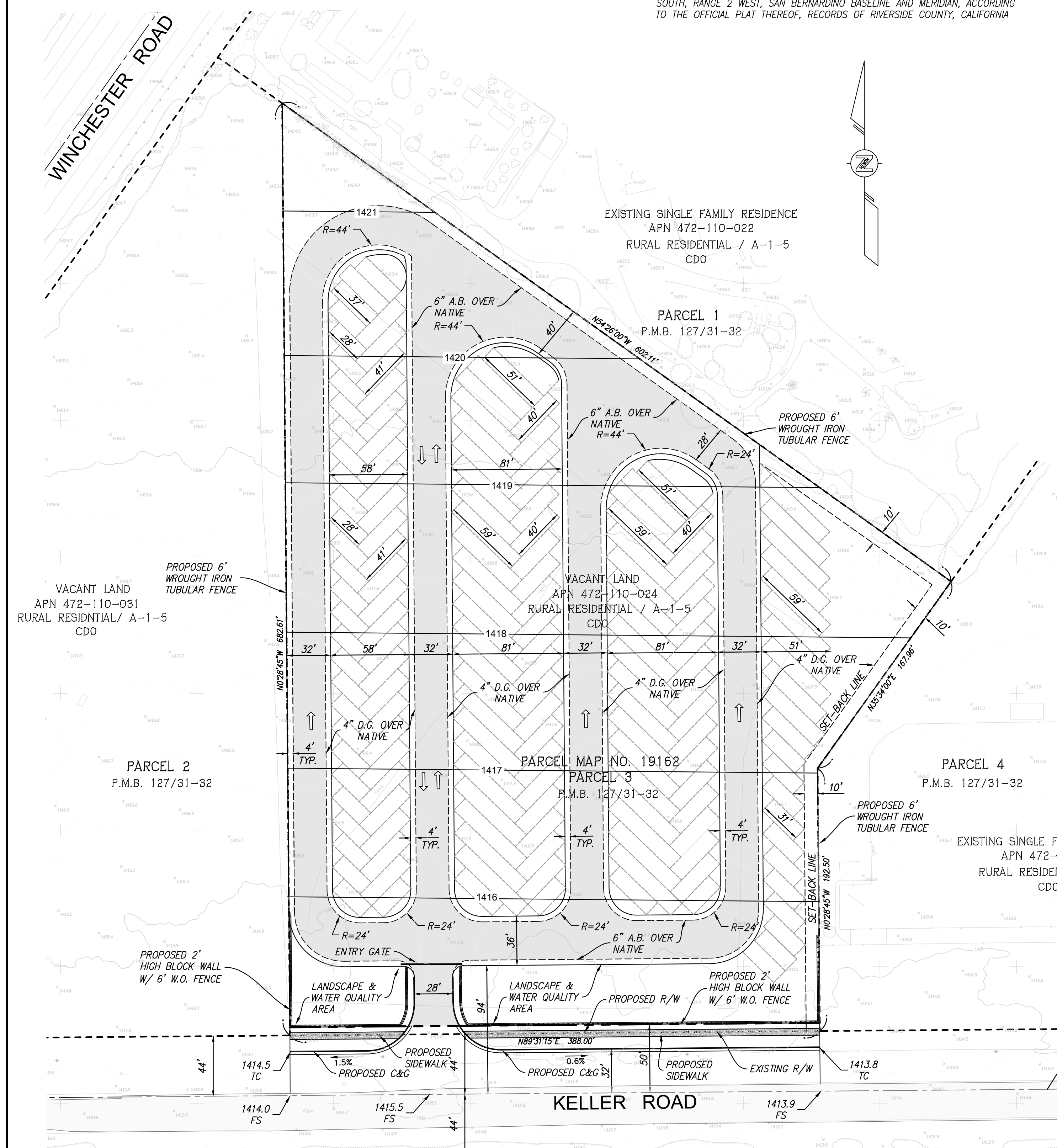
PROPOSED ZONING: GENERAL COMMERCIAL RETAIL (C-1 & C-P)

EXISTING GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL WITH COMMUNITY DEVELOPMENT OVERLAY

FLOOD ZONE: NONE

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:	FRONTIER/SPECTRUM YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT YES
SCHOOL DIST:	MENIFEE UNION SCHOOL DISTRICT --
	PERRIS UNION HIGH SCHOOL DISTRICT --



ABBREVIATIONS

CENTER LINE	CL	IRRIGATION FACILITIES	IRR
ASSESSOR'S PARCEL NUMBER	APN	FINISHED SURFACE	FS
FLOW LINE	FL	FINISH GRADE	FG
POWER POLE	PP	PAD ELEVATION	PE
HIGH POINT	HP	EDGE OF PAVEMENT	EP
TOP OF CURB	TC	PROPERTY LINE	P.L.
ASPHALTIC CONCRETE	AC	RIGHT-OF-WAY	R/W
FIRE HYDRANT	F.H.	GRADE BREAK	GB

GRANT BECKLUND CIVIL ENGINEERING 30811 GARBANI ROAD WINCHESTER, CA 92596 (951) 288-0601	IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA GENERAL GPA (WITHOUT A SPECIFIC PLAN) KELLER ROAD LOCATED IN SEC. 21, T.6S., R.2W., S.B.B.&M.	SHEET 1 OF 1 SHEET		
			PREPARED BY: GRANT W. BECKLUND R.C.E. No. 23737 EXP. 12/31/2023	
SCALE: 1"=50'	PREPARED: MARCH 2024	DATE: 3/28/2024	FOR: CHAKRA TRUST	WD: ____

Proposed General Plan Amendment Notes 4-4-2024

General Plan Land Use Amendment (Foundation Change) – Involves change in land use designation from Foundation Component Rural and Rural Residential (R:RR) to Community Development (CD) for the development of a RV Storage Facility. Additionally the site is located within a Community Development Overlay (CDO) which allows Community Development land use designations.

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) The project is surrounded by existing and proposed residences that will need and benefit from the proposed RV storage facility.
- 2) The project is served by Winchester Road, Washington Street and Keller Road, all paved public roads providing primary and secondary access
- 3) There are sufficient existing utilities to adequately serve the proposed Foundation Component amendment site.
 - a. Domestic well for water
 - b. Septic system for sewer
 - c. Southern California Edison
 - d. Propane for gas
 - e. 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 located in a very high fire zone
 - b. Protected by Riverside County Fire
- 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) Proposes a land use revision from Rural Residential to Community Development.
- 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: 472-110-024

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1500 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

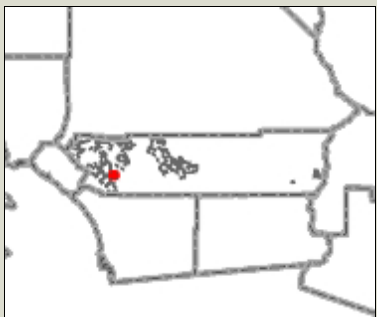
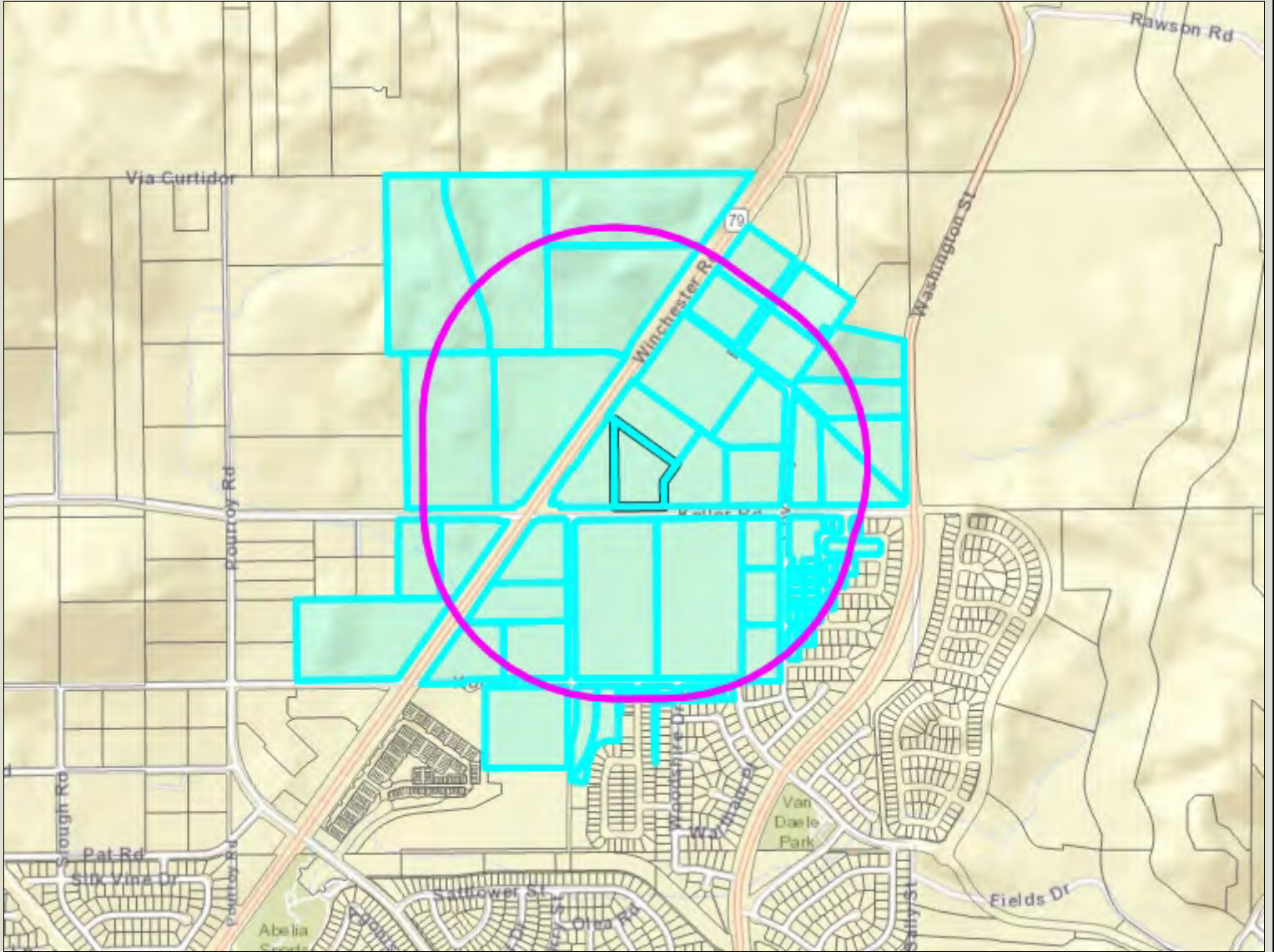
EMAIL: elincoln@rivco.org

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

GPA240056



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

Notes
10500' Radius



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 8/28/2024 4:38:29 PM

© Riverside County RCIT

472110003
FORESTAR (USA) REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

472110016
CHAPPELOW ANN R TRUST DTD
11/19/92
2470 UNICORNIO ST
LA COSTA CA 92009

472110019
ANH N. NGUYEN
2787 HUFF DRIVE
PLEASANTON CA 94588

472110022
TIFFANY DUGAS
33900 WINCHESTER RD
WINCHESTER CA 92596

472110024
CHAKRA TRUST DATED 5/21/2013
1003 E FLORIDA AVE # 101
HEMET CA 92543

472110025
MANUEL GONZALES
32720 KELLER RD
WINCHESTER CA 92596

472110029
GREENSTEIN JAY & SHERYL FAMILY
TRUST DTD 04/23/21
32960 KELLER RD
WINCHESTER CA 92596

472110031
KARNEZIS FAMILY PROP II
6 GLADSTONE LN
LAGUNA NIGUEL CA 92677

472110036
SUNG JOON KIM
20692 PRISM PL
LAKE FOREST CA 92630

472110037
SUNG JOON KIM
1017 ALCALDE
GLENDALE CA 91207

472110038
U-STOR-IT WINCHESTER
501 W BROADWAY STE 2020
SAN DIEGO CA 92101

472110039
MORALEZ ENTERPRISES
38253 VIA MAJORCA
MURRIETA CA 92562

472110040
CONARD ALBERT & CAROLYN FAMILY
TRUST DTD 4/12/21
33975 WASHINGTON AVE
WINCHESTER CA 92596

472110041
DAVID ANTHONY LEIDENFROST
29929 MARITIME WAY
MENIFEE CA 92584

472110044
ALVARO ROSALES CERVANTES
32691 GABBIANO ST
TEMECULA CA 92592

472110046
LD ACQUISITION CO 9
P O BOX 3429
EL SEGUNDO CA 90245

476010024
MARILYN THI NGUYEN
32333 KOON ST
WINCHESTER CA 92596

476010027
SABA FAMILY TRUST DATED 7/24/18
212 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

476010029
MARIO L. WINGATE
32755 KELLER RD
WINCHESTER CA 92596

476010030
JASON SCOTT TUCKER
32805 KELLER RD
WINCHESTER CA 92596

476010031
JAY HOOKER
32825 KELLER RD
WINCHESTER CA 92596

476010050
VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR CA 92625

476010060
CHAKRA TRUST DTD 5/21/2013
1003 E FLORIDA AVE # 101
HEMET CA 92543

476010075
KYLE MCLAUGHLIN
34155 WINCHESTER RD
WINCHESTER CA 92596

476321012
MICHAEL A. LIVRERI
6070 BRAWLEY RD
PHELAN CA 92371

476321013
SABINA PLAZOLA
34255 WOODSHIRE DR
WINCHESTER CA 92596

476330001
DUSTIN RUTLEDGE
32661 KOON ST
WINCHESTER CA 92596

476330002
ERNANTE ADO ODVINA
32673 KOON ST
WINCHESTER CA 92596

476330003
LUIS E. HERNANDEZ
32685 KOON ST
WINCHESTER CA 92596

476330004
HAYDEN RAY DAVIDSON
32697 KOON ST
WINCHESTER CA 92596

476330005
ANDERSON FAMILY TRUST DATED
02/01/2021
32709 KOON ST
WINCHESTER CA 92596

476330006
NICOLAS A. RESOLME
351 PLAZA LOS OSOS
CHULA VISTA CA 91914

476530001
JOJO TULAGAN CABALLERO
34254 SOLSTICE ST
WINCHESTER CA 92596

476530002
DANIEL RAY BLAZ
34266 SOLSTICE ST
WINCHESTER CA 92596

476530019
DR HORTON LOS ANGELES HOLDING
CO INC
980 MONTECITO DR STE 300
CORONA CA 92879

476531032
PORT SUZANNE SHAN REVOCABLE
TRUST DATED 08/11/15
34265 SOLSTICE ST
WINCHESTER CA 92596

476531033
PADMA NAGA SUNDARI KANDIKATTU
34253 SOLSTICE ST
WINCHESTER CA 92596

476531039
WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY
3403 TENTH ST STE 320
RIVERSIDE CA 92501

476540001
PULTE HOME CO
27401 LOS ALTOS STE 400
MISSION VIEJO CA 92691

476540002
SAMANTHA LEANNE TYNER
32866 GUINNESS WAY
WINCHESTER CA 92596

476540003
DEBORAH CHEW
16476 BERNARDO CENTER DR #127
SAN DIEGO CA 92128

476540004
ROGELIO VILLEGAS
34081 HARCOURT DR
WINCHESTER CA 92596

476540005
HEE YOUNG CHUNG
34093 HARCOURT DR
WINCHESTER CA 92596

476540006
JAZMYNE RODRIGUEZ
PO BOX 1659
VALLEY CENTER CA 92082

476540007
DAMARIS R. SANTIAGO
34104 COVENTRY LN
WINCHESTER CA 92596

476540008
ESTHER M. GARCIA
34105 HARCOURT DR
WINCHESTER CA 92596

476540009
KYLE MCMILLEN
34117 HARCOURT DR
MENIFEE CA 92596

476540010
SASCHA FISCHER
34116 COVENTRY LN
WINCHESTER CA 92596

476540011
FERNANDO TOSCANO BETANZOS
34128 COUNTRY LN
WINCHESTER CA 92596

476540012
JACOB M. FRAZIER
34129 HARCOURT DR
WINCHESTER CA 92596

476541001
ROBERT WILLIAM CLEARE
32902 GUINNESS WAY
WINCHESTER CA 92596

476541020
PETER S. QUEJADO
32871 CAMBURY PL
WINCHESTER CA 92596

476542001
VENUGOPAL JANAPATI
32870 CAMBURY PL
WINCHESTER CA 92596

476542002
KWASI ABRAHAM ASIEDU
32882 CAMBURY PL
WINCHESTER CA 92596

476542008
VALE CRUZ ARANDIA SALVADOR
32893 HUTTON WAY
WINCHESTER CA 92596

476542009
PAUL VALENZUELA
32881 HUTTON WAY
WINCHESTER CA 92596

476542010
SHIVSHANKAR NAMASIVAYAM
32869 HUTTON WAY
WINCHESTER CA 92596

476550001
MANUEL GARCIA
32836 OAKLAND WAY
WINCHESTER CA 92596

476550002
ROBERT T. MCIVER
32824 OAKLAND WAY
WINCHESTER CA 92596

476550003
DEBBIE ALSHEBAIKI
32812 OAKLAND WAY
WINCHESTER CA 92596

476551005
CLIFFORD OKO ODOI
32837 OAKLAND WAY
WINCHESTER CA 92596

476551006
JAMES WESLEY GRAY
32825 OAKLAND WAY
WINCHESTER CA 92596

476551007
SARAH L. BEHN
32813 OAKLAND WAY
WINCHESTER CA 92596

GRANT BECKLUND
C/O GRANT BECKLUND CIVIL ENGINEERING
30811 E GARBANI ROAD
WINCHESTER, CA92596



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.6

(ID # 26980)

MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240056 (GPA240056) Foundation Component – Applicant: Grant Becklund c/o Grand Becklund Civil Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Keller Road, east of Hwy 79/Winchester Road, south of Coventry Lane, west of Washington Street – 5.06 Gross Acres – Existing Zoning: Light Agriculture, 5-acre minimum (A-1-5) – Existing Land Use: Rural Residential (R-R) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR). In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Light Agriculture, 5-acre minimum (A-1-5) to General Commercial (C-1/C-P). 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 GPA240056 is initiated by the Board of Supervisors. – APN: 472-110-024 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT

Case Number(s):	GPA240056
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	472-110-024
Continued From:	



John Hildebrand, Planning Director 1/29/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240056) is a proposal to amend the project site’s Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R: RR) to Commercial Retail (CD: CR), on one parcel, totaling 5.06 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The parcel is located south of Coventry Lane, north of Keller Road, east Hwy 79/Winchester Road, and west of Washington Street.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240056 (GPA240056).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R: RR)
Proposed General Plan Land Use Designation:	Commercial Retail (CD: CR)
Policy / Overlay Area:	Highway 79 Policy Area Community Development Overlay
Surrounding General Plan Land Uses	
North:	Rural Residential (R: RR)
East:	Rural Residential (R: RR)
South:	Very High Density Residential (CD: VHDR)
West:	Rural Residential (R: RR)
Existing Zoning Classification:	A-1-5 (light Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (light Agriculture, 5-acre minimum)
East:	A-1-5 (light Agriculture, 5-acre minimum)
South:	Specific Plan

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West:	A-1-5 (light Agriculture, 5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-family dwelling
South:	Single-family dwelling
East:	Vacant
West:	Vacant

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Location
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No / Yes – Location
Mount Palomar Observatory Lighting Zone:	Yes – Very High
WRCMSHCP Criteria Cell:	Yes – Cell No. 5169
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 (GPA240056) 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-GPA240056 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR). The parcel is located in the Highway 79 Policy Area and Community Development Overlay.

If FC-GPA240056 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Plot Plan Permit (PPT) to allow for an RV Storage Facility,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

otherwise listed as trailer and boat storage in Ordinance No. 348. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Light Agriculture, 5-acre minimum (A-1-5) to General Commercial (C-1/C-P).

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 RC Foundation is the Low Density Residential (RC: LDR) land use designation, which allows for single-family detached residences on large parcels of one to two acres, limited agriculture, and intensive equestrian and animal keeping uses.

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised 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 1500 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 240056 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. One member of the public provided public testimony.

Of the public comment received, concerns were raised with regard to a Tentative Tract Map that could potentially be affected. The speaker was directed to speak to the applicant after the hearing to resolve concerns about private property.

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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

GPA240056

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

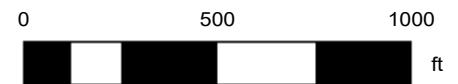
Date: 11-20-2024

District: 3

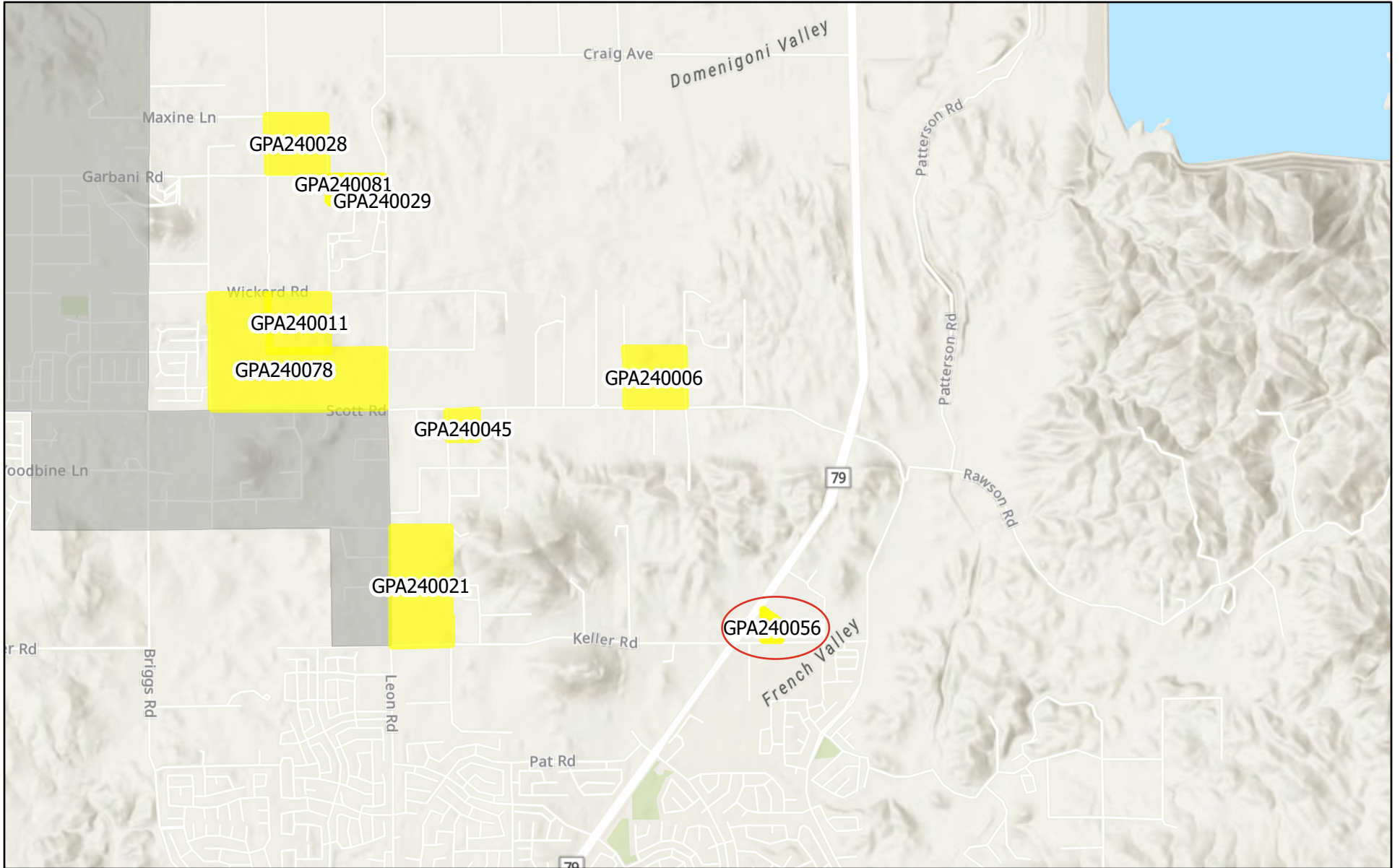


Zoning Area/District: FRENCH VALLEY

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

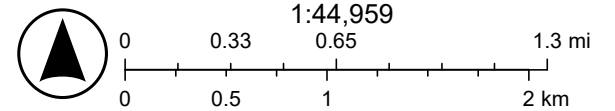


11/14/2024

 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

GPA240056

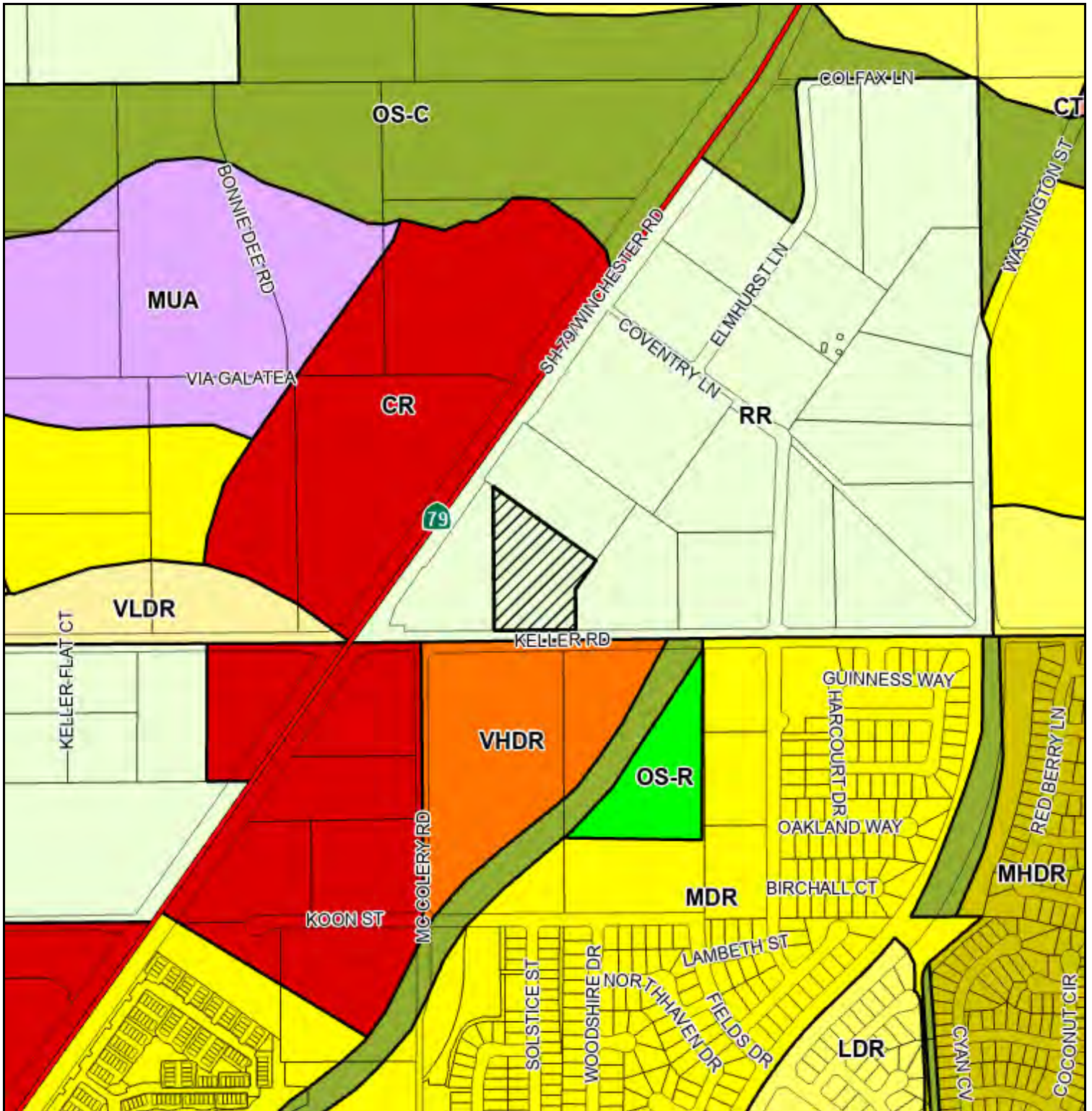
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

Date: 8-19-2024

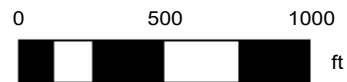
District: 3

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240056

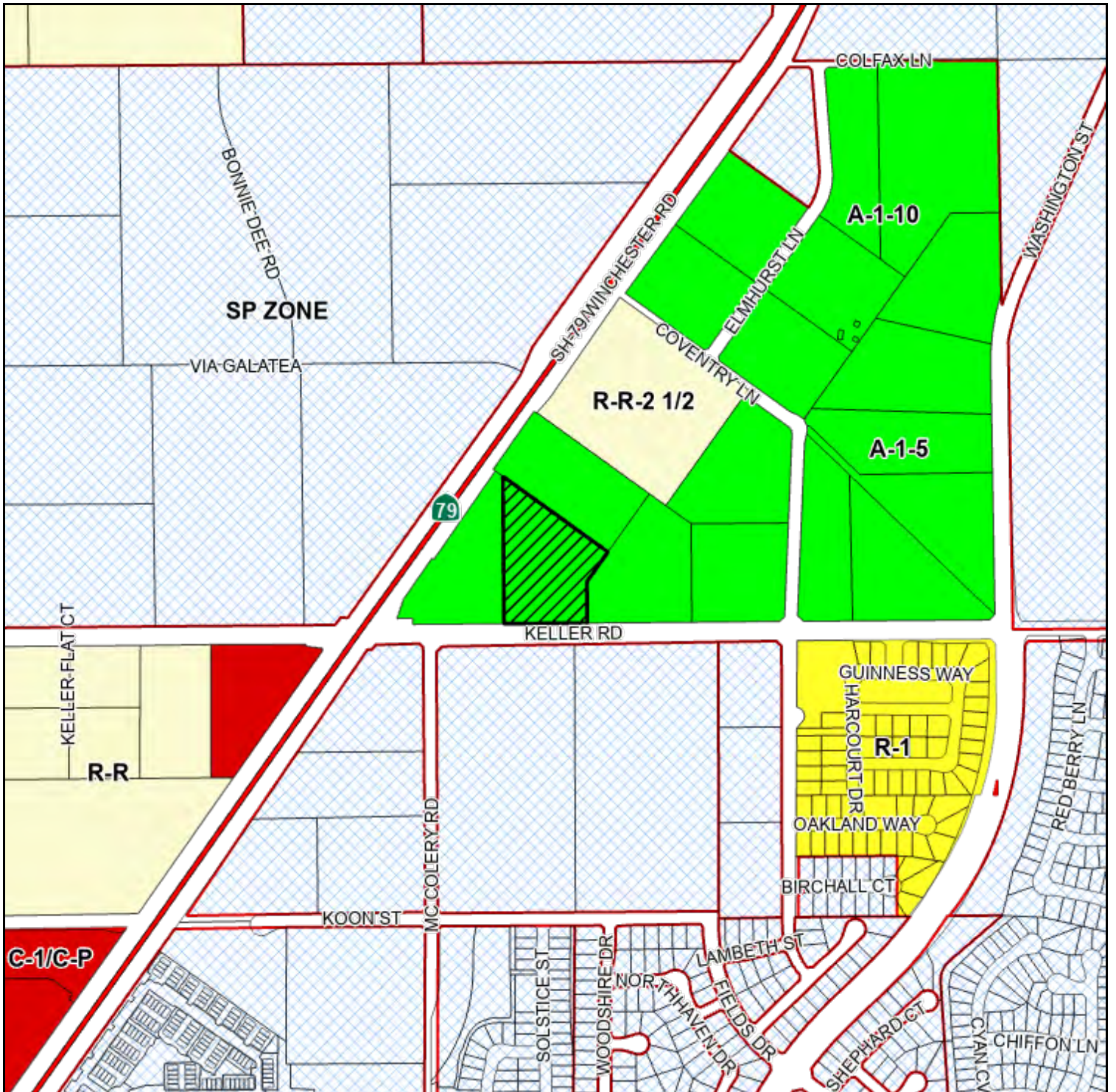
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

Date: 8-19-2024

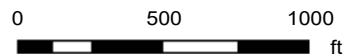
District: 3

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>



GENERAL GPA (WITHOUT A SPECIFIC PLAN)

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING PARCEL 3 OF PARCEL MAP 19162 LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

OWNER / APPLICANT:

CHAKRA TRUST
1003 E. FLORIDA AVE., SUITE 101
HEMET, CA 92543
(951)491-9571

ENGINEER & REPRESENTATIVE:

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

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 19162 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 127, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

ASSESSOR'S PARCEL NO.

APN: 472-110-024 5.06 ACRES

SITE ADDRESS:

LOCATED ON KELLER ROAD
WINCHESTER, CA 92596

GENERAL CONSTRUCTION NOTES:

ALL 2:1 SLOPES 10' OR HIGHER AND RETAINING WALLS 5' OR HIGHER SHALL HAVE V-DITCHES PLACED AT THE TOP OF WALL OR SLOPE RIDGE.

ALL STRUCTURES ON SITE, EXCLUDING THOSE BELONGING TO ANY RELEVANT UTILITY COMPANIES, ARE TO BE REMOVED. THOSE BELONGING TO THE UTILITY COMPANIES SHALL BE EITHER PROTECTED IN PLACE OR RELOCATED.

ALL EXISTING ON-SITE POWER POLES WILL REMAIN.

EARTHWORK:

CUBIC YARDS OF CUT 5,000 CY (RAW), CUBIC YARDS OF FILL 5,000 CY (RAW). THE OPINION OF EARTHWORK QUANTITIES SHOWN ABOVE ARE UNADJUSTED GROSS VOLUMES, AND DO NOT INCLUDE THE EFFECTS OF SCARIFYING, OVER ESCAVATION, RECOMPACTION, SHRINKAGE, SUBSIDENCE OR OTHER FACTORS AND ARE SUBJECT TO FIELD CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY.

DEVELOPER SHALL BE REQUIRED TO SPECIFY THE PRECISE LOCATION OF EXPORT OR IMPORT IN EITHER CASE, PRIOR TO THE ISSUANCE OF A GRADING PERMIT. PROJECT WILL RESULT IN A "BALANCED" CONDITION.

NOTES:

- ALL IMPROVEMENTS SHALL BE PER RIVERSIDE COUNTY STANDARDS
- INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- ALL SLOPES ARE 2:1 RATIO EXCEPT IN DETENTION BASIN AREA WHERE THEY ARE 4:1, UNLESS OTHERWISE NOTED
- SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS
- ALL ON-SITE, OVERHEAD, EDISON POWER LINES WILL REMAIN IN PLACE
- LANDSCAPING WILL BE PER DESIGN AND LANDSCAPING GUIDELINES IN WINCHESTER 1800 SPECIFIC PLAN NO. 286
- THIS PROPERTY DOES NOT LIE WITHIN A "COMMUNITY SERVICES DISTRICT."
- KELLER ROAD ARE TO BE DEDICATED PUBLIC RIGHT-OF-WAY TO THE COUNTY OF RIVERSIDE FOR TRANSPORTATION AND UTILITY PURPOSES.
- THIS PROPERTY LIES WITHIN A NON-PRINTED/SPECIFIED FLOOD ZONE. (FIRM NO. 0602452755A) AND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL STUDY ZONE, A C.S.D., AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS.
- PRIVATE WELL. PROPOSED FOR IRRIGATION.
- THE PROJECT IS ADJACENT TO SPECIFIC PLAN 286.
- THIS PROPERTY CONTAINS NO WELLS.
- THIS PROPERTY IS VACANT.
- THIS PROJECT IS WITHIN ZONE 'D' OF THE "SWAP R&BDD".
- THIS PROJECT IS PROPOSED IN ONE PHASE.
- MAINTENANCE OF ON-SITE SLOPES AND WATER QUALITY FACILITIES SHALL BE BY OWNER.
- WQMP WILL INCORPORATE LID SYSTEMS WITH INFILTRATION IN LANDSCAPE AREAS.

SEWER & WATER NOTES:

CLOSEST EXISTING SEWER AND WATER LOCATED 2,600 FT. SOUTHEASTERLY AT COVENTRY LANE AND KOON STREET.
BOTH SEWER AND WATER WILL BE CONSTRUCTED BY TENTATIVE TRACT MAP NO. 38722 IN KELLER ROAD.

FENCING:

ENTIRE SITE TO BE FENCED WITH 6" DECORATIVE METAL FENCING.

GATE WILL BE INSTALLED AT DRIVEWAY ON KELLER ROAD.

HAZARD MATERIALS:

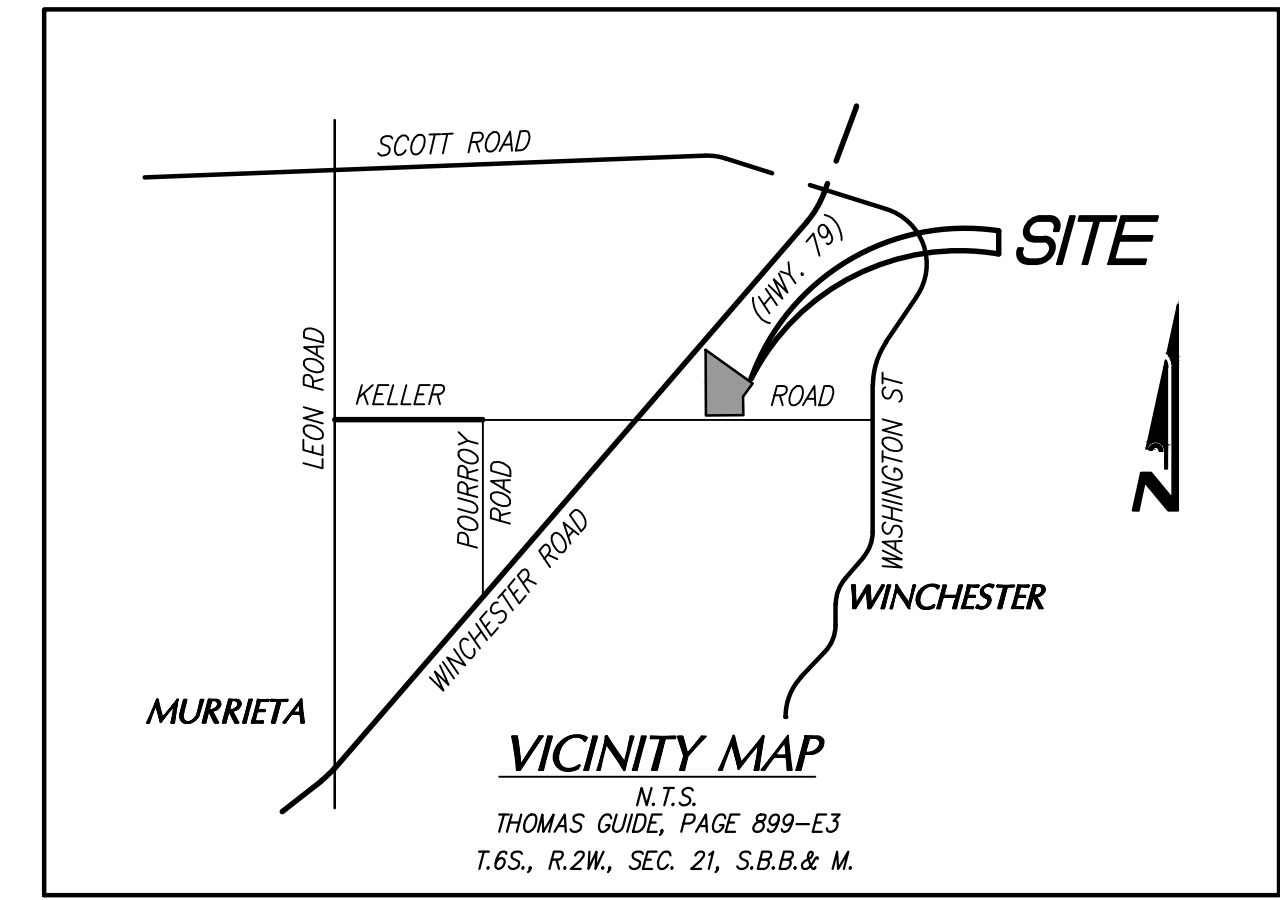
NO FLAMMABLE/ COMBUSTIBLE LIQUIDS OR WASTE OIL WILL BE STORED ON SITE.

FIRE DEPARTMENT NOTES:

PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING SHALL PROVIDED:

FIRE HYDRANTS AND FIRE FLOW: PROVIDE OR SHOW THERE EXIST FIRE HYDRANT(S) CAPABLE OF DELIVERING FIRE FLOW AS REQUIRED BY CALIFORNIA FIRE CODE AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS WITHIN 400 FEET OF ALL PORTIONS OF ALL STRUCTURES.

AMENDED NO.	
AMENDMENTS:	SCALE: 1"=50'
DATE	NO. DESCRIPTION:



TOPOGRAPHY SOURCE
TOPO BY AERIAL SURVEY BY: WALTERS MAPS & ASSOCIATES
7225 ALABAMA AVENUE
CANOGA PARK, CALIFORNIA 91303
PHONE (818)884-9911

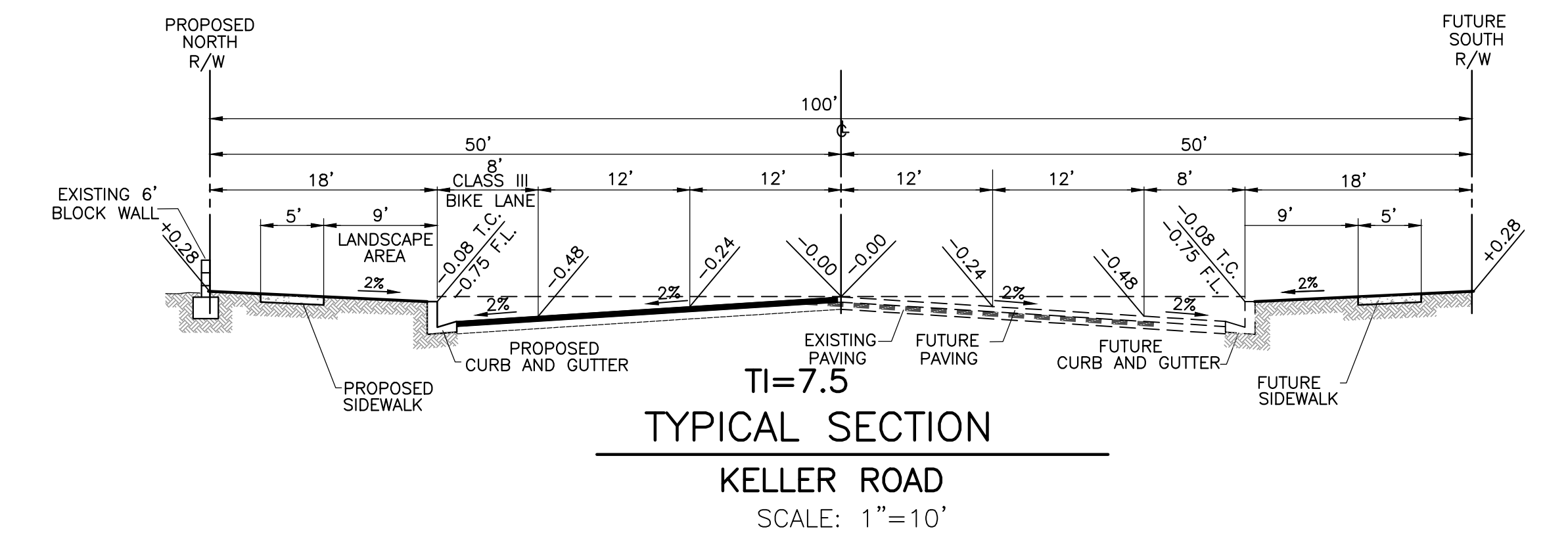
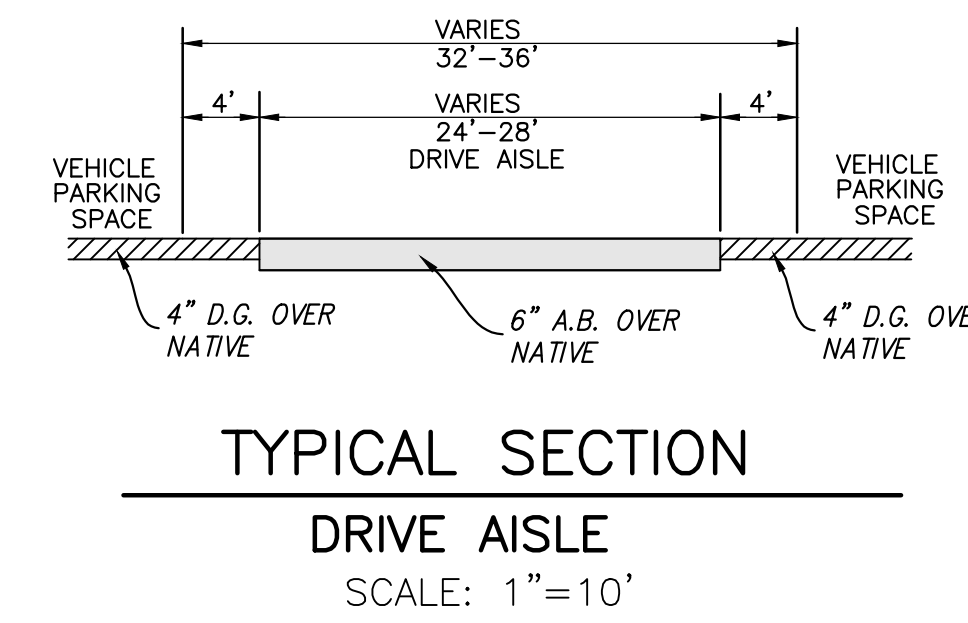
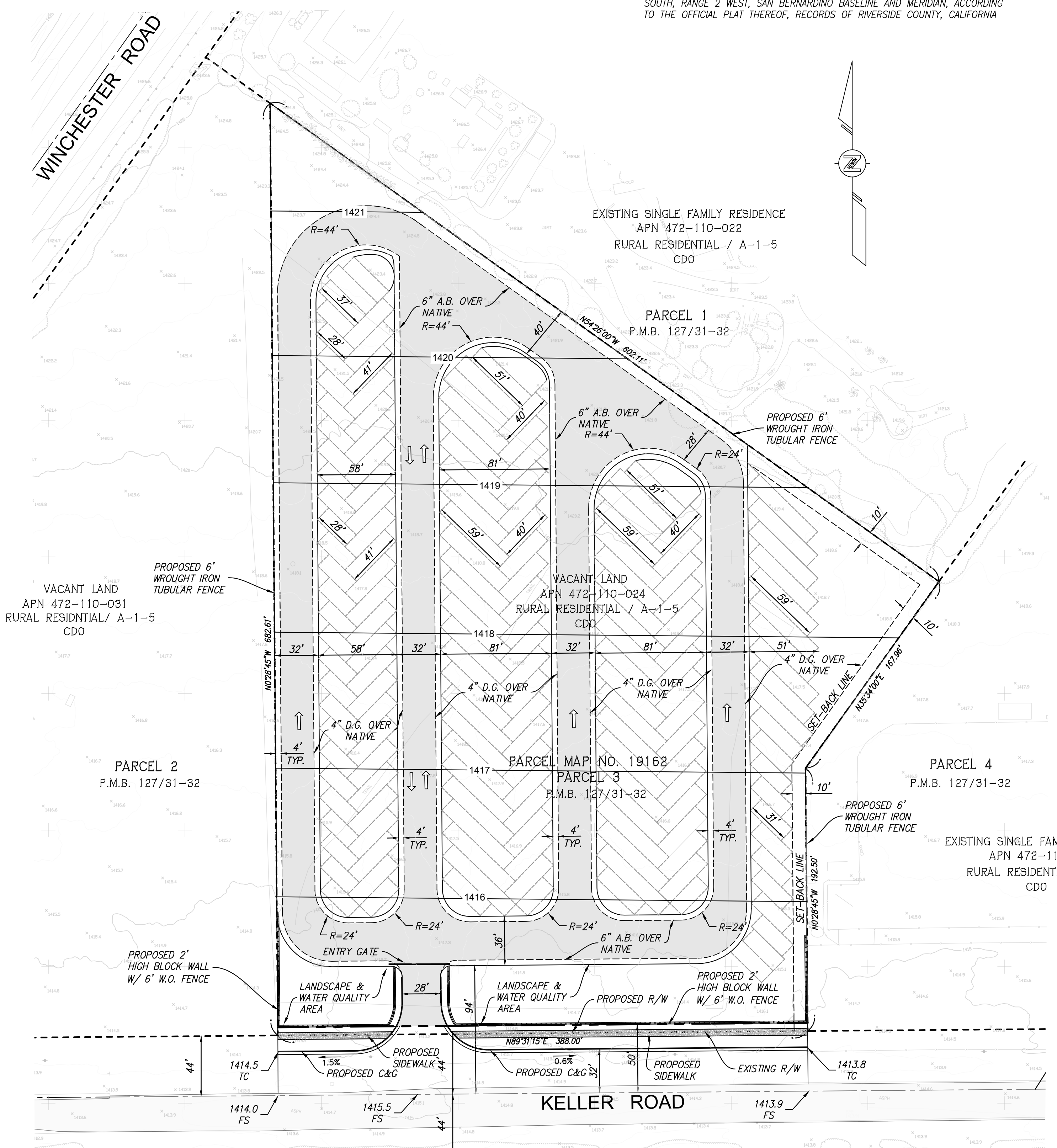
BENCHMARK:
RECOVERY NOTE BY METRO WATER DIST. SO. CALIFORNIA 1992
2.8 MILES (4.5 KM) NORTHWEST OF LAKE SKINNER, AT THE NORTHWEST CORNER OF KELLER ROAD AND WASHINGTON STREET, 30 FEET (9.1 M) WEST OF THE CENTERLINE OF WASHINGTON STREET, 24 FEET (7.3 M) NORTH OF THE CENTERLINE OF KELLER ROAD, 8.8 FEET (2.7 M) SOUTH OF POWER POLE NO. 2075860E, 2 FEET (0.6 M) NORTH OF A CARSONITE SURVEY MARKER, A 3-1/2 INCH STANDARD BRASS DISK, SET FLUSH, IN TOP OF A 8 INCH BY 8 INCH CONCRETE POST, 0.5 FEET (15.2 CM) ABOVE THE GROUND
ELEVATION: 1433.58 (NGVD 88')

AREA CALCULATIONS
TOTAL NET AREA: 5.06 AC.
TOTAL GROSS AREA: 5.45 AC.

ZONING AND LAND USE
EXIST. ZONING: A-1-5
EXIST. LAND USE: VACANT
PROP. LAND USE: RV STORAGE
PROPOSED GENERAL PLAN AMENDMENT: COMMUNITY DEVELOPMENT (CD) AND COMMERCIAL RETAIL (CR) LAND USE
EXISTING ZONING: LIGHT AGRICULTURAL (A-1)
PROPOSED ZONING: GENERAL COMMERCIAL RETAIL (C-1 & C-P)
EXISTING GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL WITH COMMUNITY DEVELOPMENT OVERLAY
FLOOD ZONE: NONE

UTILITIES AND SERVICES

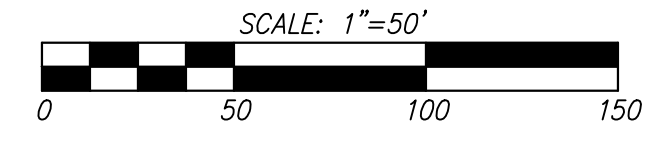
AGENCY SERVING THE AREA	FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON YES
GAS:	SOUTHERN CALIFORNIA GAS CO. YES
TELEPHONE:	VERIZON YES
CABLE TV:	FRONTIER/SPECTRUM YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT YES
SCHOOL DIST:	MENIFEE UNION SCHOOL DISTRICT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



ABBREVIATIONS

CL	IRRIGATION FACILITIES	IRR
FL	FINISHED SURFACE	FS
FP	FINISH GRADE	FG
HP	PAD ELEVATION	PE
TC	EDGE OF PAVEMENT	EP
AC	PROPERTY LINE	P.L.
F.H.	RIGHT-OF-WAY	R/W
	GRADE BREAK	GB

GRANT BECKLUND CIVIL ENGINEERING 30811 GARBANI ROAD WINCHESTER, CA 92596 (951) 288-0601	IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA GENERAL GPA (WITHOUT A SPECIFIC PLAN) KELLER ROAD LOCATED IN SEC. 21, T.6S., R.2W., S.B.B.&M.	SHEET 1 OF 1 SHEET		
			PREPARED BY: GRANT W. BECKLUND R.C.E. No. 23737 EXP. 12/31/2023	
SCALE: 1"=50'	PREPARED: MARCH 2024	DATE: 3/28/2024	FOR: CHAKRA TRUST	WD: ____



Proposed General Plan Amendment Notes 4-4-2024

General Plan Land Use Amendment (Foundation Change) – Involves change in land use designation from Foundation Component Rural and Rural Residential (R:RR) to Community Development (CD) for the development of a RV Storage Facility. Additionally the site is located within a Community Development Overlay (CDO) which allows Community Development land use designations.

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) The project is surrounded by existing and proposed residences that will need and benefit from the proposed RV storage facility.
- 2) The project is served by Winchester Road, Washington Street and Keller Road, all paved public roads providing primary and secondary access
- 3) There are sufficient existing utilities to adequately serve the proposed Foundation Component amendment site.
 - a. Domestic well for water
 - b. Septic system for sewer
 - c. Southern California Edison
 - d. Propane for gas
 - e. 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 located in a very high fire zone
 - b. Protected by Riverside County Fire
- 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) Proposes a land use revision from Rural Residential to Community Development.
- 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: 472-110-024

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 1500 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

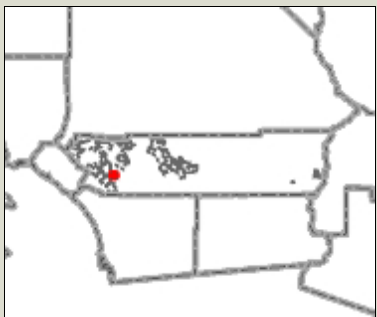
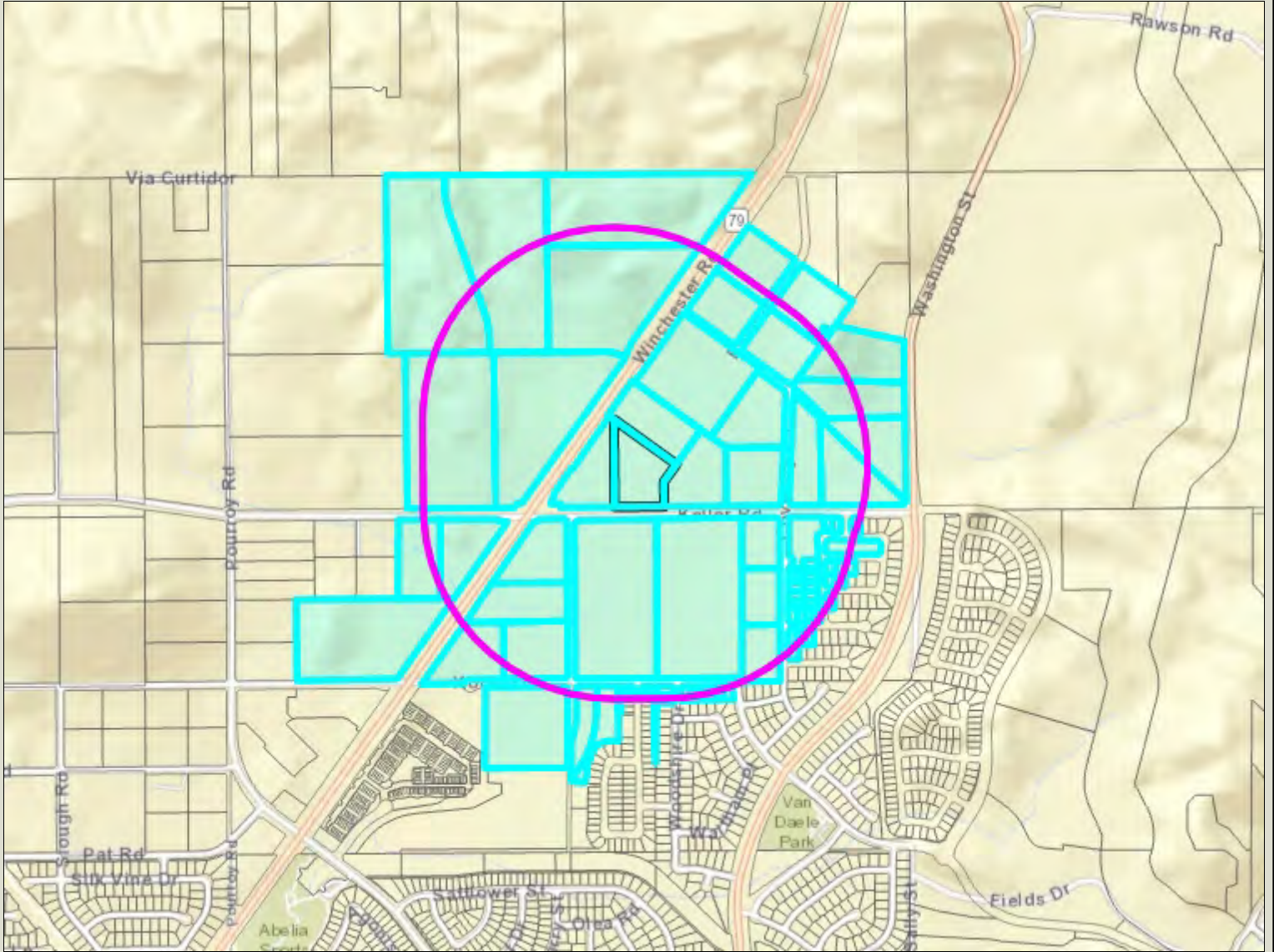
EMAIL: elincoln@rivco.org

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

GPA240056



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

Notes
10500' Radius



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 8/28/2024 4:38:29 PM

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472110003
FORESTAR (USA) REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

472110016
CHAPPELOW ANN R TRUST DTD
11/19/92
2470 UNICORNIO ST
LA COSTA CA 92009

472110019
ANH N. NGUYEN
2787 HUFF DRIVE
PLEASANTON CA 94588

472110022
TIFFANY DUGAS
33900 WINCHESTER RD
WINCHESTER CA 92596

472110024
CHAKRA TRUST DATED 5/21/2013
1003 E FLORIDA AVE # 101
HEMET CA 92543

472110025
MANUEL GONZALES
32720 KELLER RD
WINCHESTER CA 92596

472110029
GREENSTEIN JAY & SHERYL FAMILY
TRUST DTD 04/23/21
32960 KELLER RD
WINCHESTER CA 92596

472110031
KARNEZIS FAMILY PROP II
6 GLADSTONE LN
LAGUNA NIGUEL CA 92677

472110036
SUNG JOON KIM
20692 PRISM PL
LAKE FOREST CA 92630

472110037
SUNG JOON KIM
1017 ALCALDE
GLENDALE CA 91207

472110038
U-STOR-IT WINCHESTER
501 W BROADWAY STE 2020
SAN DIEGO CA 92101

472110039
MORALEZ ENTERPRISES
38253 VIA MAJORCA
MURRIETA CA 92562

472110040
CONARD ALBERT & CAROLYN FAMILY
TRUST DTD 4/12/21
33975 WASHINGTON AVE
WINCHESTER CA 92596

472110041
DAVID ANTHONY LEIDENFROST
29929 MARITIME WAY
MENIFEE CA 92584

472110044
ALVARO ROSALES CERVANTES
32691 GABBIANO ST
TEMECULA CA 92592

472110046
LD ACQUISITION CO 9
P O BOX 3429
EL SEGUNDO CA 90245

476010024
MARILYN THI NGUYEN
32333 KOON ST
WINCHESTER CA 92596

476010027
SABA FAMILY TRUST DATED 7/24/18
212 AVENIDA BARCELONA
SAN CLEMENTE CA 92672

476010029
MARIO L. WINGATE
32755 KELLER RD
WINCHESTER CA 92596

476010030
JASON SCOTT TUCKER
32805 KELLER RD
WINCHESTER CA 92596

476010031
JAY HOOKER
32825 KELLER RD
WINCHESTER CA 92596

476010050
VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR CA 92625

476010060
CHAKRA TRUST DTD 5/21/2013
1003 E FLORIDA AVE # 101
HEMET CA 92543

476010075
KYLE MCLAUGHLIN
34155 WINCHESTER RD
WINCHESTER CA 92596

476321012
MICHAEL A. LIVRERI
6070 BRAWLEY RD
PHELAN CA 92371

476321013
SABINA PLAZOLA
34255 WOODSHIRE DR
WINCHESTER CA 92596

476330001
DUSTIN RUTLEDGE
32661 KOON ST
WINCHESTER CA 92596

476330002
ERNANTE ADO ODVINA
32673 KOON ST
WINCHESTER CA 92596

476330003
LUIS E. HERNANDEZ
32685 KOON ST
WINCHESTER CA 92596

476330004
HAYDEN RAY DAVIDSON
32697 KOON ST
WINCHESTER CA 92596

476330005
ANDERSON FAMILY TRUST DATED
02/01/2021
32709 KOON ST
WINCHESTER CA 92596

476330006
NICOLAS A. RESOLME
351 PLAZA LOS OSOS
CHULA VISTA CA 91914

476530001
JOJO TULAGAN CABALLERO
34254 SOLSTICE ST
WINCHESTER CA 92596

476530002
DANIEL RAY BLAZ
34266 SOLSTICE ST
WINCHESTER CA 92596

476530019
DR HORTON LOS ANGELES HOLDING
CO INC
980 MONTECITO DR STE 300
CORONA CA 92879

476531032
PORT SUZANNE SHAN REVOCABLE
TRUST DATED 08/11/15
34265 SOLSTICE ST
WINCHESTER CA 92596

476531033
PADMA NAGA SUNDARI KANDIKATTU
34253 SOLSTICE ST
WINCHESTER CA 92596

476531039
WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY
3403 TENTH ST STE 320
RIVERSIDE CA 92501

476540001
PULTE HOME CO
27401 LOS ALTOS STE 400
MISSION VIEJO CA 92691

476540002
SAMANTHA LEANNE TYNER
32866 GUINNESS WAY
WINCHESTER CA 92596

476540003
DEBORAH CHEW
16476 BERNARDO CENTER DR #127
SAN DIEGO CA 92128

476540004
ROGELIO VILLEGAS
34081 HARCOURT DR
WINCHESTER CA 92596

476540005
HEE YOUNG CHUNG
34093 HARCOURT DR
WINCHESTER CA 92596

476540006
JAZMYNE RODRIGUEZ
PO BOX 1659
VALLEY CENTER CA 92082

476540007
DAMARIS R. SANTIAGO
34104 COVENTRY LN
WINCHESTER CA 92596

476540008
ESTHER M. GARCIA
34105 HARCOURT DR
WINCHESTER CA 92596

476540009
KYLE MCMILLEN
34117 HARCOURT DR
MENIFEE CA 92596

476540010
SASCHA FISCHER
34116 COVENTRY LN
WINCHESTER CA 92596

476540011
FERNANDO TOSCANO BETANZOS
34128 COUNTRY LN
WINCHESTER CA 92596

476540012
JACOB M. FRAZIER
34129 HARCOURT DR
WINCHESTER CA 92596

476541001
ROBERT WILLIAM CLEARE
32902 GUINNESS WAY
WINCHESTER CA 92596

476541020
PETER S. QUEJADO
32871 CAMBURY PL
WINCHESTER CA 92596

476542001
VENUGOPAL JANAPATI
32870 CAMBURY PL
WINCHESTER CA 92596

476542002
KWASI ABRAHAM ASIEDU
32882 CAMBURY PL
WINCHESTER CA 92596

476542008
VALE CRUZ ARANDIA SALVADOR
32893 HUTTON WAY
WINCHESTER CA 92596

476542009
PAUL VALENZUELA
32881 HUTTON WAY
WINCHESTER CA 92596

476542010
SHIVSHANKAR NAMASIVAYAM
32869 HUTTON WAY
WINCHESTER CA 92596

476550001
MANUEL GARCIA
32836 OAKLAND WAY
WINCHESTER CA 92596

476550002
ROBERT T. MCIVER
32824 OAKLAND WAY
WINCHESTER CA 92596

476550003
DEBBIE ALSHEBAIKI
32812 OAKLAND WAY
WINCHESTER CA 92596

476551005
CLIFFORD OKO ODOI
32837 OAKLAND WAY
WINCHESTER CA 92596

476551006
JAMES WESLEY GRAY
32825 OAKLAND WAY
WINCHESTER CA 92596

476551007
SARAH L. BEHN
32813 OAKLAND WAY
WINCHESTER CA 92596

GRANT BECKLUND
C/O GRANT BECKLUND CIVIL ENGINEERING
30811 E GARBANI ROAD
WINCHESTER, CA92596



64 X2 = 128

RIVERSIDE COUNTY PLANNING DEPARTMENT

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 #: 28221

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240056 (GPA240056)
– **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Commercial Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. 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 GPA240056 is initiated by the Board of Supervisors. – Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Applicant: Grant Becklund c/o Grant Becklund Civil Engineering – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Rural Residential (R: RR) – **Location:** north of Keller Rd., southeast of Hwy 79/Winchester Rd., and west of Coventry Ln. – APN: 472-110-024 – 5.06 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:

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

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

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

"Planning Our Future... Preserving Our Past"

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

22.2

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240056
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. 240056**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. 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 GPA240056 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 472-110-024. This proposed project is located: North of Keller Rd., SouthEast of Hwy 79/Winchester Rd., and West of Coventry Ln. 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. GPA240056 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240056 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

By: Kimberly A. Rector, Clerk of the Board
Naomy 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 240056 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. 240056**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240056 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Minorista Comercial (CD: CR) para permitir la presentación de una solicitud para un Permiso de Plano de Parcela (PPT) para permitir una Instalación de Almacenamiento de RV, que de lo contrario aparece como almacenamiento de remolques y botes en la Ordenanza No. 348. 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 la Enmienda del Plan General propuesta se encuentra en APN: 472-110-024. Este proyecto propuesto está ubicado: al norte de Keller Rd., al sureste de Hwy 79/Winchester Rd. y al oeste de Coventry Ln. 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 GPA240056 y, de ser recomendado, **ADOPTÉ** una orden que inicie la Enmienda al Plan General n.º GPA240056 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

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240056 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. 240056**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240056 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD: CR) to allow for submittal of an application for a Plot Plan Permit (PPT) to allow for an RV Storage Facility, otherwise listed as trailer and boat storage in Ordinance No. 348. 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 GPA240056 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 472-110-024. This proposed project is located: North of Keller Rd., SouthEast of Hwy 79/Winchester Rd., and West of Coventry Ln. 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. GPA240056 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240056 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.

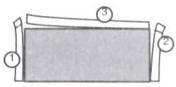
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 9, 2025

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

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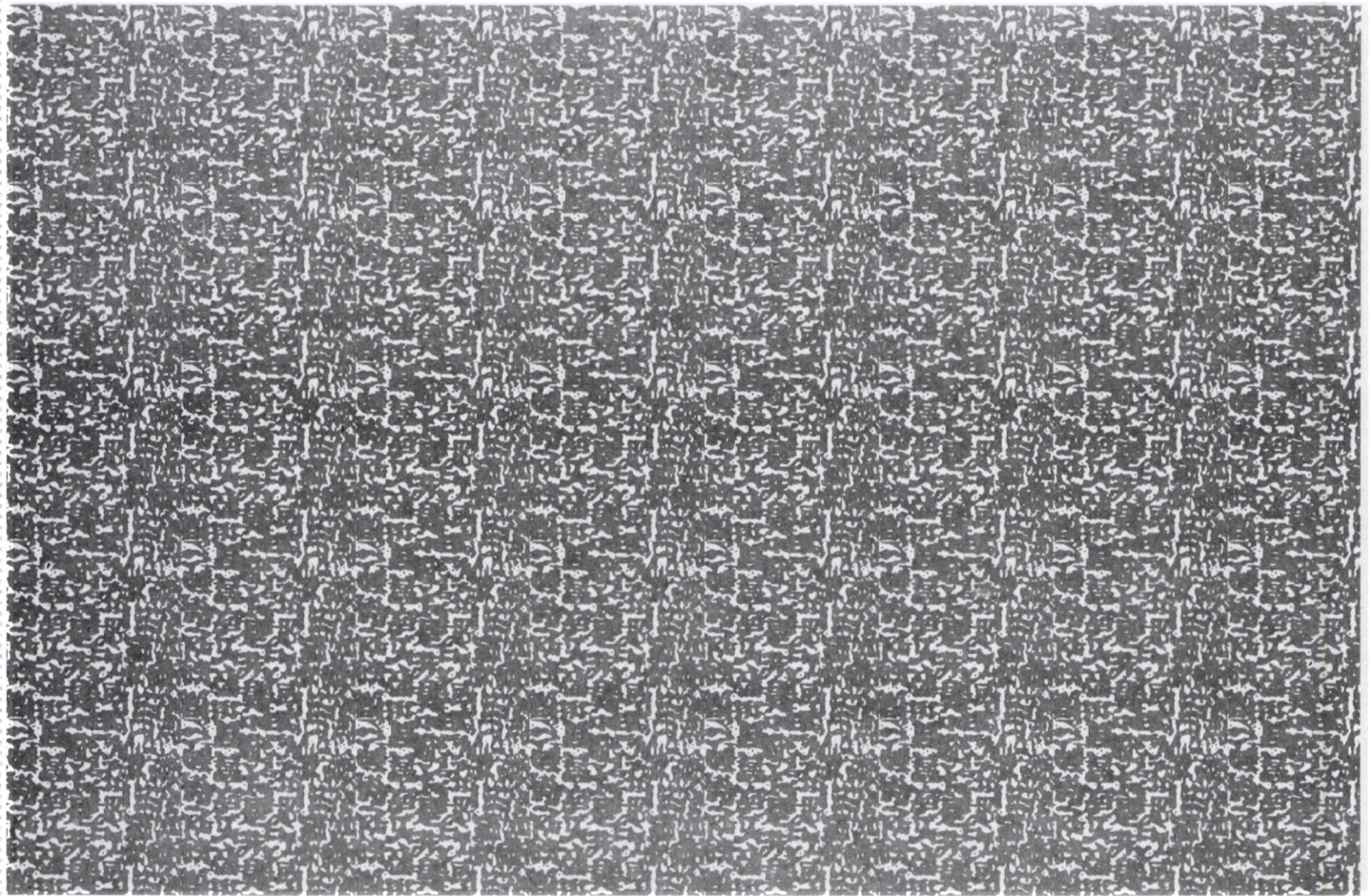
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240056 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

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. 240056**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240056 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Minorista Comercial (CD: CR) para permitir la presentación de una solicitud para un Permiso de Plano de Parcela (PPT) para permitir una Instalación de Almacenamiento de RV, que de lo contrario aparece como almacenamiento de remolques y botes en la Ordenanza No. 348. 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 la Enmienda del Plan General propuesta se encuentra en APN: 472-110-024. Este proyecto propuesto está ubicado: al norte de Keller Rd., al sureste de Hwy 79/Winchester Rd. y al oeste de Coventry Ln. 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 GPA240056 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240056 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.

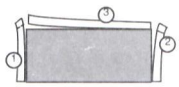
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia 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

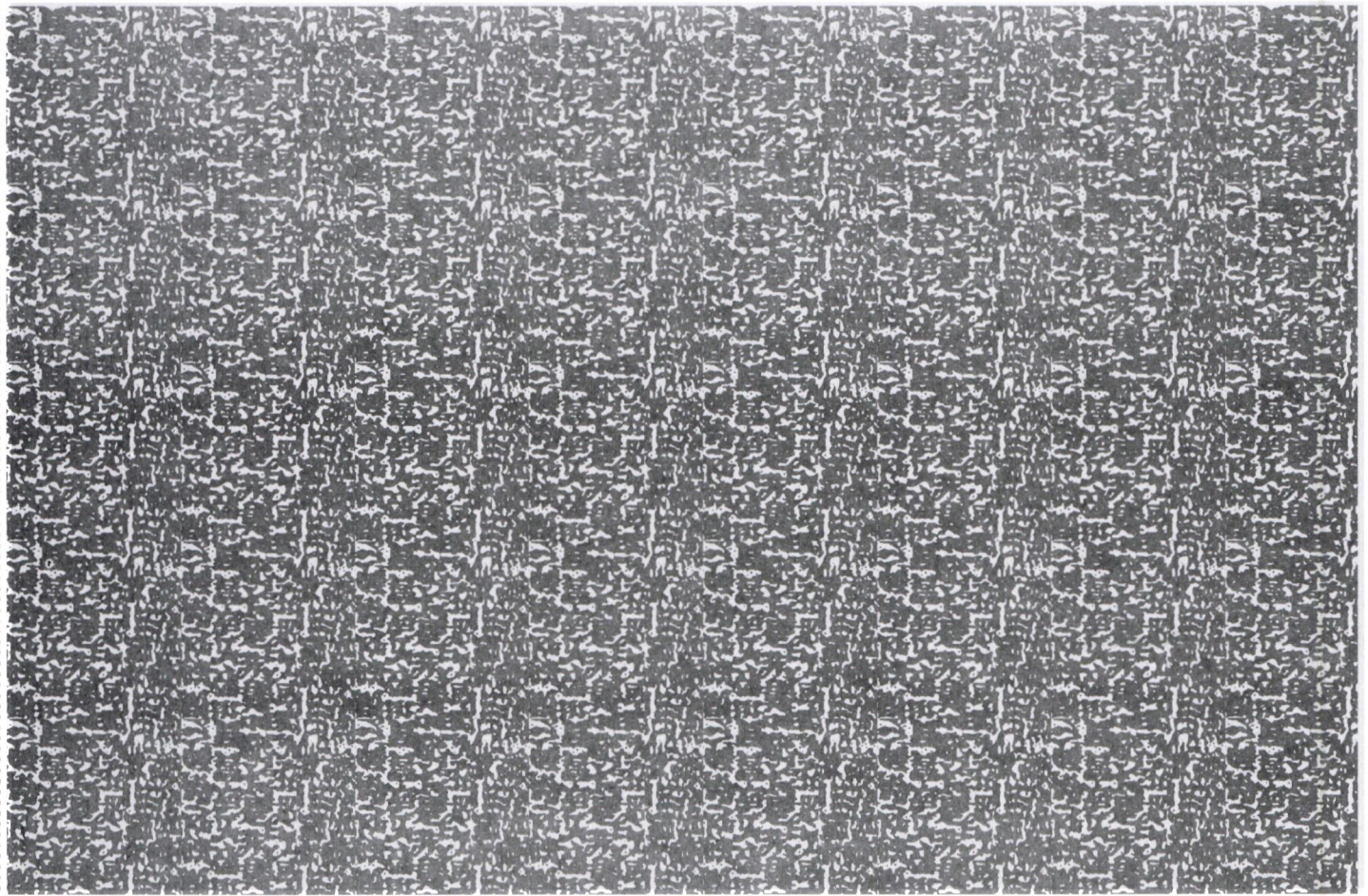
Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, asistente de secretaria de la Junta



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Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: GRANT BECKLUND

Address: 30811 GARIBANI ROAD

City: WINCHESTER Zip: 92596

Phone #: 951-288-0601

Date: 7/29/25 Agenda # 22.2

PLEASE STATE YOUR POSITION BELOW:

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

X Support _____ Oppose _____ Neutral

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

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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

(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.