

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



ITEM: 22.3  
(ID # 28499)

**MEETING DATE:**

Tuesday, August 26, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 to change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. 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 GPA240033 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Not a Project under CEQA. District 4. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033)** and requiring the applicant submit to the County the project within 6 months.

**ACTION:Policy**

  
John Hildebrand, Planning Director 8/19/2025


  
Rania Odenbaugh, TLMA Director 8/19/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Washington 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. 240033 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: August 26, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Foundation Component General Plan Amendment No. 240033 (GPA240033) is a proposal to amend the project site's Foundation Component from Agriculture (AG) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) to Mixed Use Area (CD: MUA), on nine (9) parcel(s), totaling 216.22 gross acres, in order to allow for submittal of an application for a Specific Plan including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events.

The nine (9) parcels are located north of 52<sup>nd</sup> Avenue, east of Calhoun Street, south of 53<sup>rd</sup> Avenue, and west of Jackson Street.

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

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240033) 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-GPA240033 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA). The parcels are located in the Vista Santa Rosa Policy Area, within the Eastern Coachella Valley Area Plan.

If FC-GPA240033 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events.

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

**Proposed Future Land Use**

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

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the project site for 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-GPA240033 was held before the General Plan Advisory Committee on April 21, 2025. No comments were 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 no members of the public provided public testimony.

The Committee did not express any concerns and supported the initiation.

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

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

**Planning Commission Proceedings**

A duly noticed public hearing to discuss FC-GPA 240033 was held before the Planning Commission on June 4, 2025. One (1) comment was submitted the morning before the Planning Commission meeting expressing concern on the lack of project details. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments, and no members of the public provided public testimony.

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

The Committee discussed the project and expressed support for the Specific Plan, its compatibility, and a mixed-use project like this in the surrounding area.

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

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

8/20/2025



Braden Holly, Deputy County Counsel

8/18/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

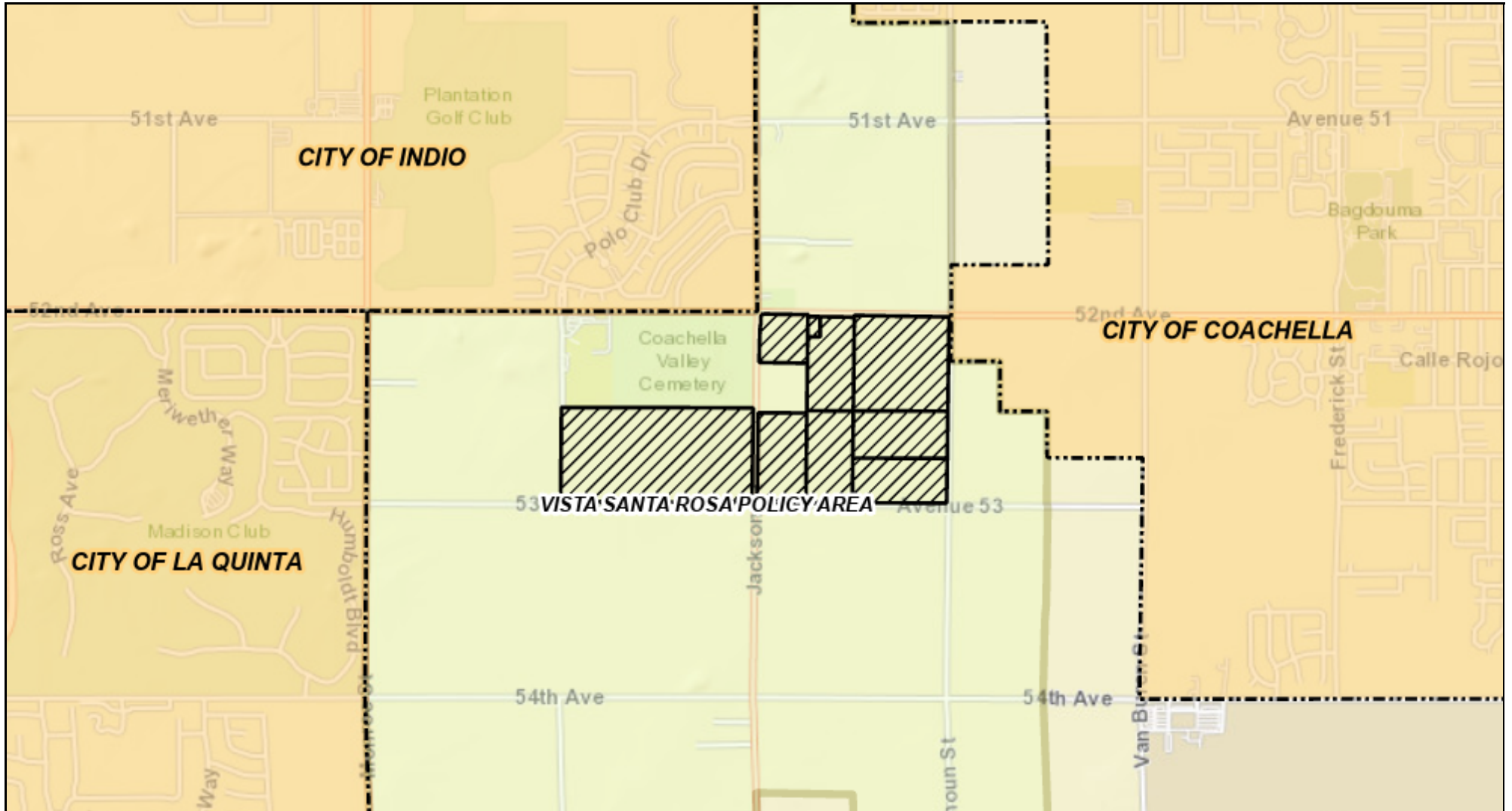
GPA240033

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

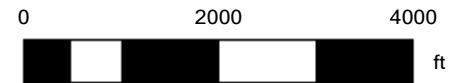
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District: 4

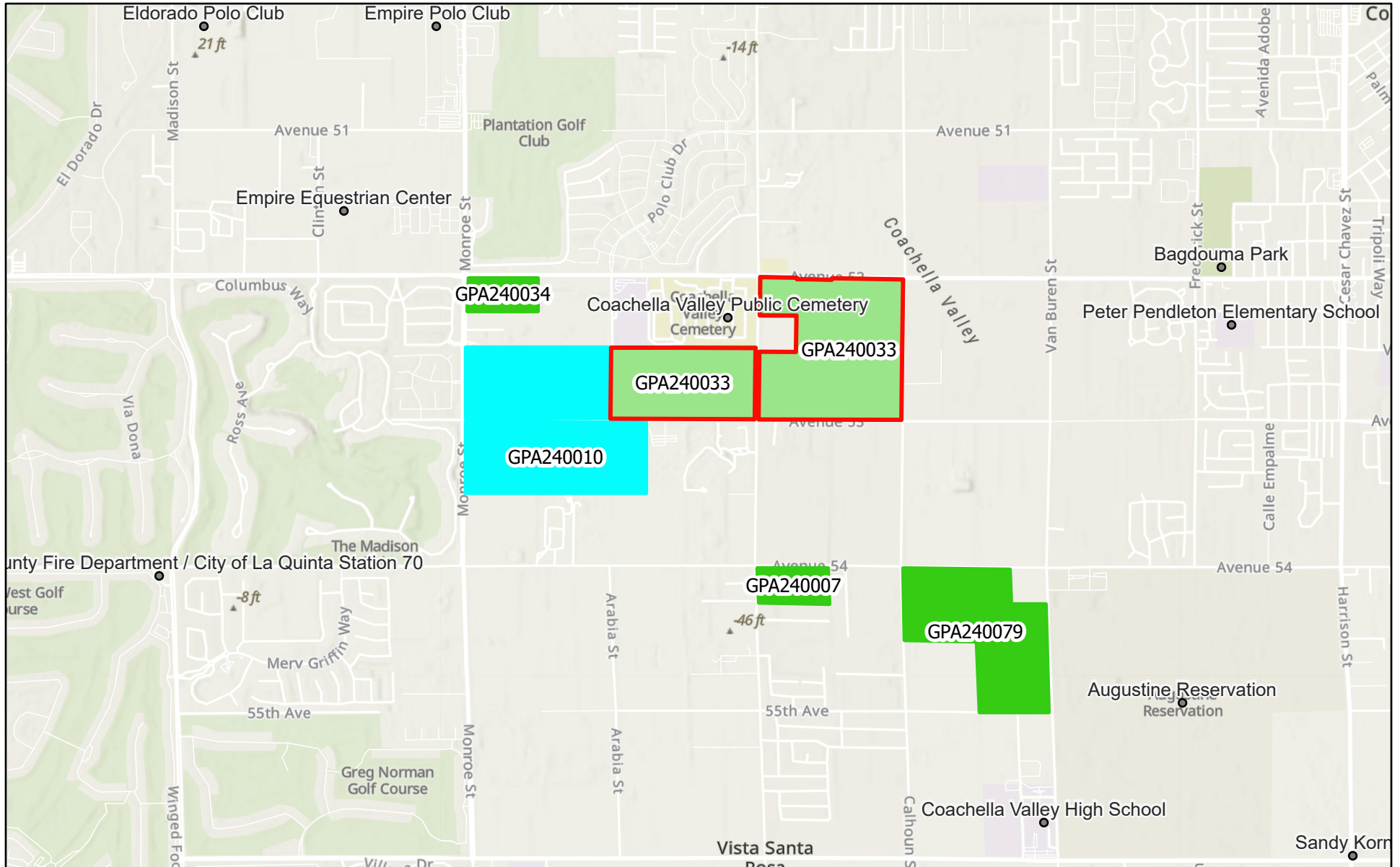


Zoning Area/District: LOWER COACHELLA VALLEY


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>



# Foundation Component GPA Cycle Map




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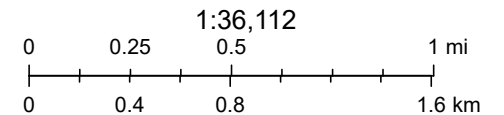
 FGPA Web Map \_Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Complete - Initiation Approved



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

TLMA - Planning

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

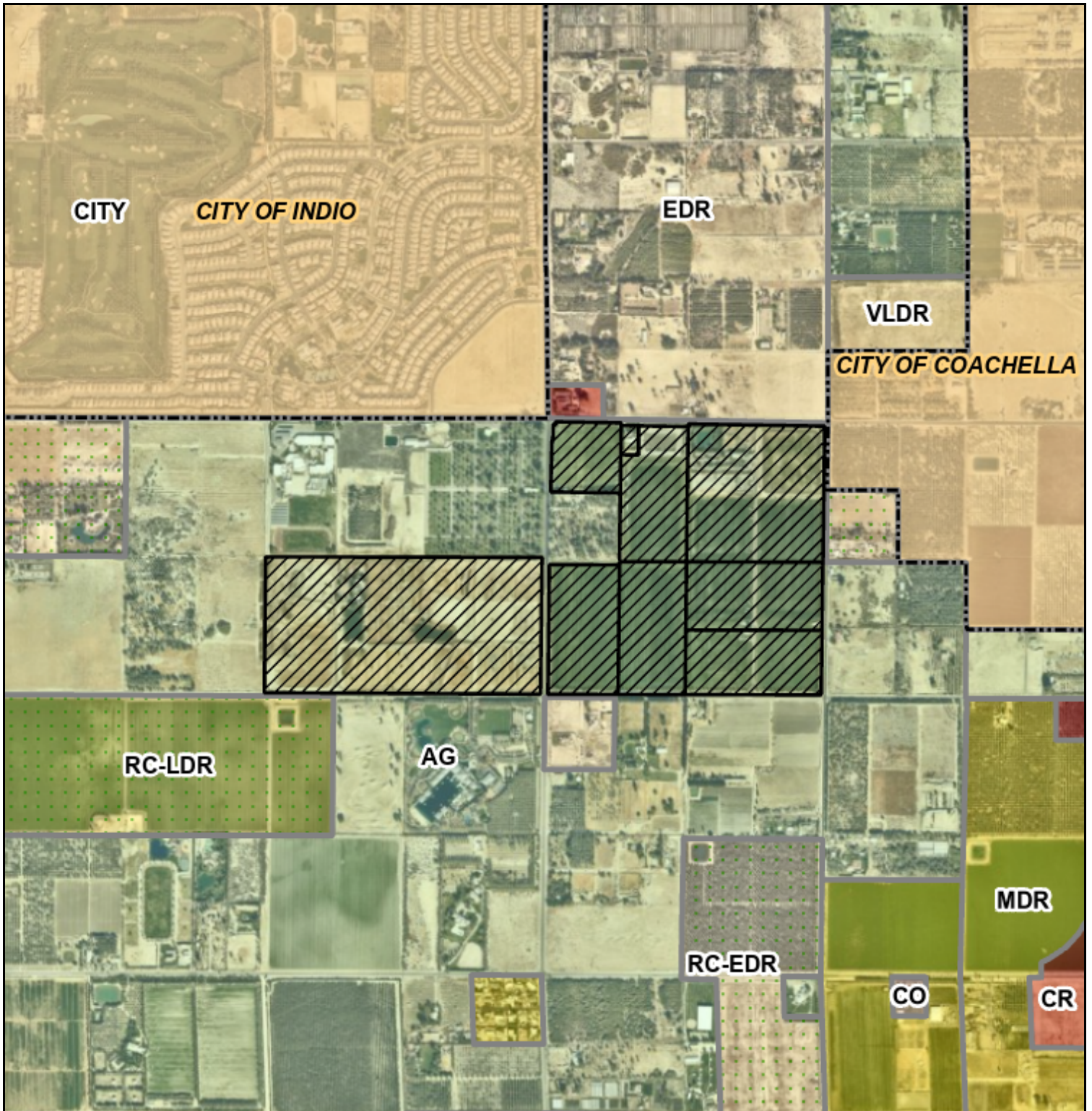
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

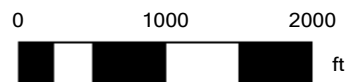
Date: 7-14-2025

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

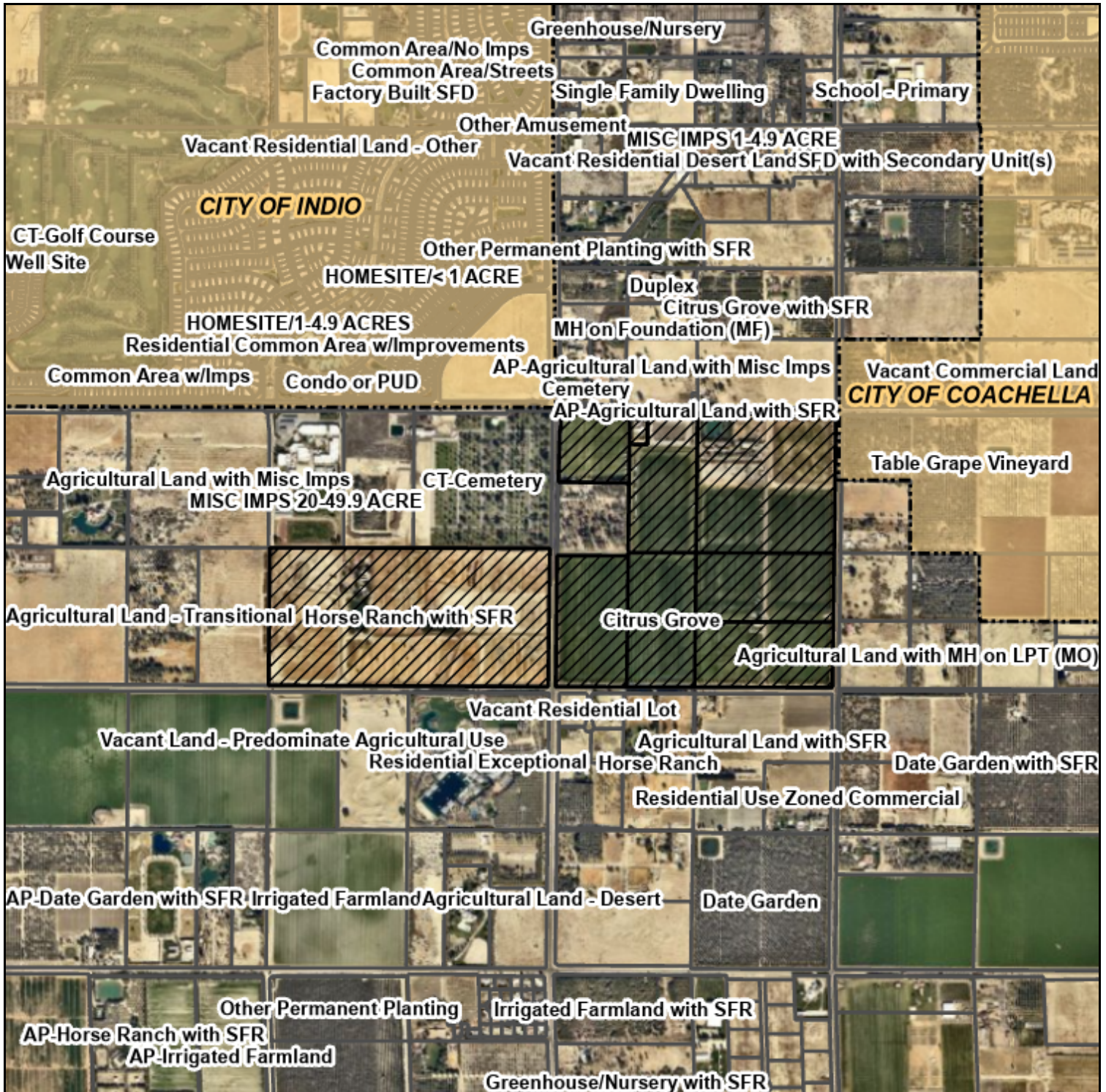
LAND USE

Supervisor: V MANUEL PEREZ

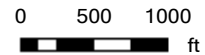
Date: 7-14-2025

District: 4

Exhibit: 1



Zoning District: LOWER COACHELLA VALLEY



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

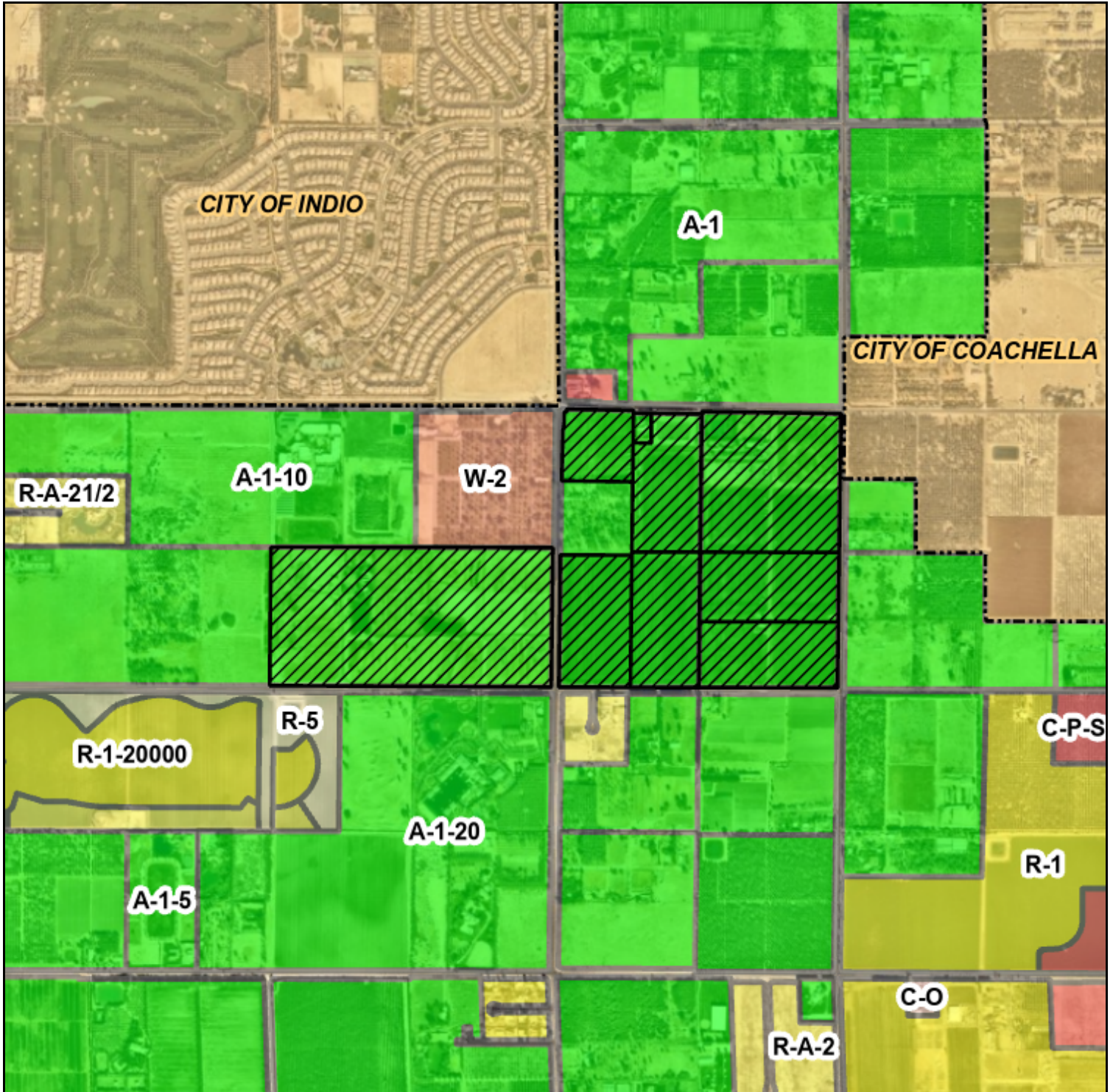
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

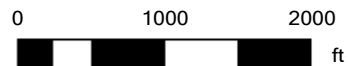
Date: 7-14-2025

Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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**John E. Hildebrand**  
**Planning Director**

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240033)

Planning Case APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006.

I, Edward Lincoln certify that on August 7, 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 600 feet of the property involved.

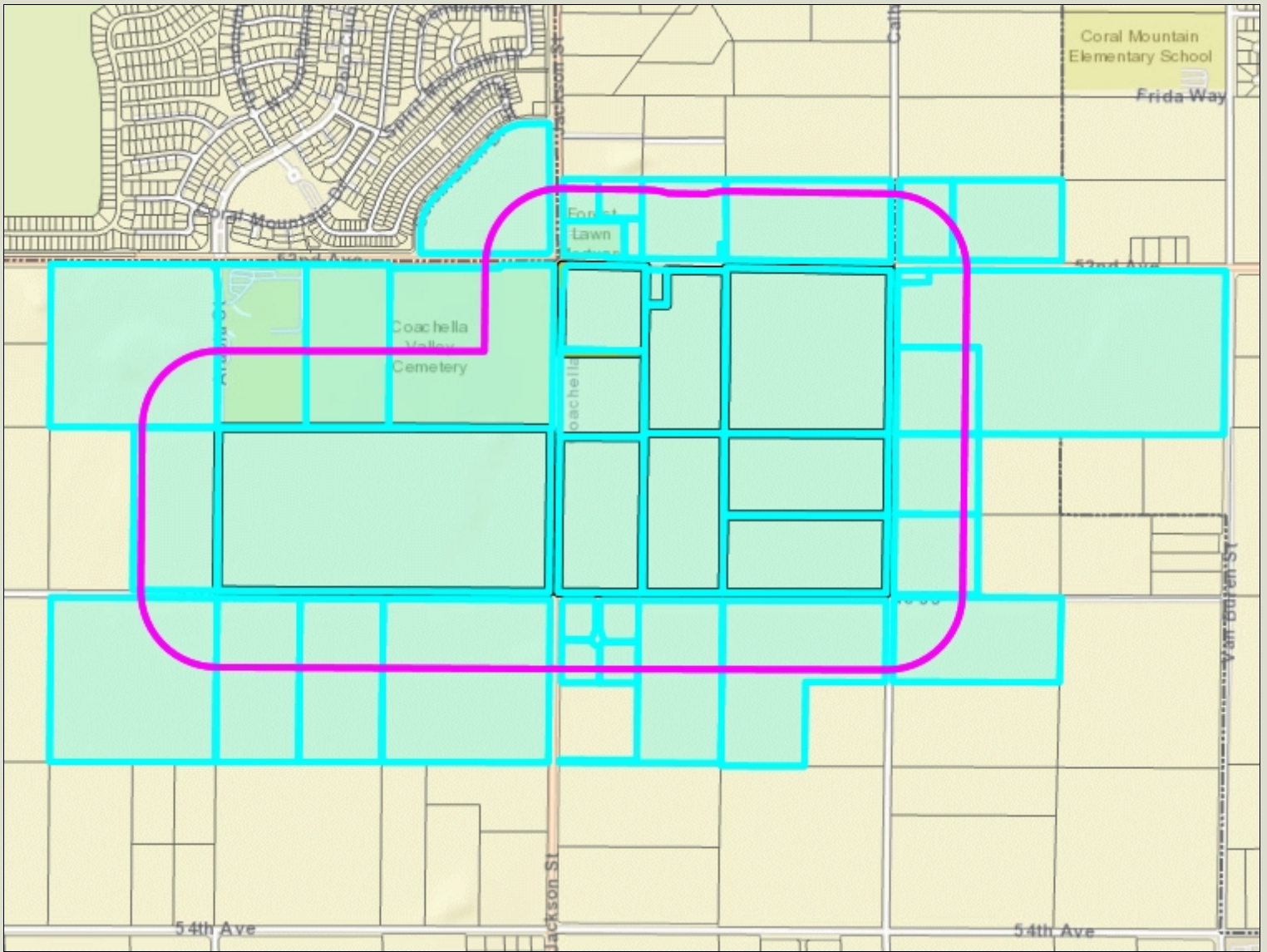
I further certify that the information filed is true and correct to the best of my knowledge.

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

SIGNATURE: *Edward Lincoln*

# Riverside County GIS Mailing Labels

GPA240033



- Legend**
- County Boundary
  - Cities
  - Parcels
  - World\_Street\_Map

## Notes



0 1,505 3,009 Feet

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

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© Riverside County RCIT

779110011  
EMPIRE II  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

779350006  
TERMINAL 8 FARM FACILITIES  
3018 CARMEL ST  
LOS ANGELES CA 90065

779350007  
WILLIAM HAMILTON  
P O BOX 1718  
LA QUINTA CA 92247

779350008  
LOUIS A. GUTIERREZ  
51756 JACKSON ST  
COACHELLA CA 92236

779350009  
FOREST LAWN MORTUARY  
1712 S GLENDALE AVE  
GLENDALE CA 91205

779350010  
JOAQUIN Z. ALVARADO  
83030 AVENUE 52  
COACHELLA CA 92236

779360008  
GREGORY L. JOHNSON  
5703 E ROCKING HORSE WAY  
ORANGE CA 92869

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

780010010  
COACHELLA VALLEY PUBLIC CEMETERY  
DIST  
82925 AVENUE 52  
COACHELLA CA 92236

780010011  
COACHELLA VALLEY PUBLIC CEMETERY  
DIST  
RT 1 BOX 21-D  
COACHELLA CA 92236

780010014  
DISCOVERY MM CLUB  
14605 N 73RD ST  
SCOTTSDALE AZ 85260

780010015  
EMPIRE AIRPORT  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

780020004  
ZANZIBAR RANCH  
320 N PARK VISTA ST  
ANAHEIM CA 92806

780020005  
ZANZIBAR RANCH  
33 BEVERLY CIR  
BEVERLY HILLS CA 90210

780030002  
OLE FOGH ANDERSEN  
43400 PORT MARIA RD  
BERMUDA DUNES CA 92203

780030003  
STEVEN THOMAS SCHMID  
83151 AVENUE 52  
COACHELLA CA 92236

780030004  
EMPIRE AIRPORT  
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LOS ANGELES CA 90064

780040001  
RELEVANT COACHELLA OWNER  
6417 SELMA AVE FL 2ND  
HOLLYWOOD CA 90028

780040002  
HERNANDEZ HENRY Z  
52480 CALHOUN ST  
COACHELLA CA 92236

780060004  
DAVID A. SILVA  
52520 CALHOUN ST  
COACHELLA CA 92236

780060011  
GARY D. GATTUSO  
667 EUGENE RD  
PALM SPRINGS CA 92264

780070004  
AEQUINIMITAS  
7830 CLAIREMONT MESA 203  
SAN DIEGO CA 92111

780070006  
JOHN ORTIZ  
82808 CRAWFORD DR  
INDIO CA 92201

780070007  
OTILIA LEON  
82549 BOGART DR  
INDIO CA 92201

780070008  
JOSE J. GARZA  
83125 AVENUE 53  
COACHELLA CA 92236

780070012  
TERMINAL 8 FARM FACILITIES  
728 FOREST GREEN DR  
LA CANADA FLINTRIDGE CA 91011

780080001  
SALOMON RIVERA  
P O BOX 72  
THOUSAND PALMS CA 92276

# Calhoun Ranch

GPA 240033

**H** HAAGEN COMPANY

06-04-2025

# WHO ARE WE?

- A family-owned and operated real estate company spanning three generations.
- Over 60 years of legacy in retail, commercial development, and operations throughout Southern California.
- A prominent land holder in the Coachella Valley, including:
  - Empire Polo Club, home of the Coachella and Stagecoach music festivals
  - Empire Grand Oasis
  - Indio Grand Marketplace
  - Coachella Airport Business Park
  - Calhoun Ranch, and other properties
- A major generator of the Coachella Valley's economic engine through festivals and entertainment activities.
- A direct and indirect fiscal benefits contributor to area cities.
- A Job creator.



HAAGEN COMPANY

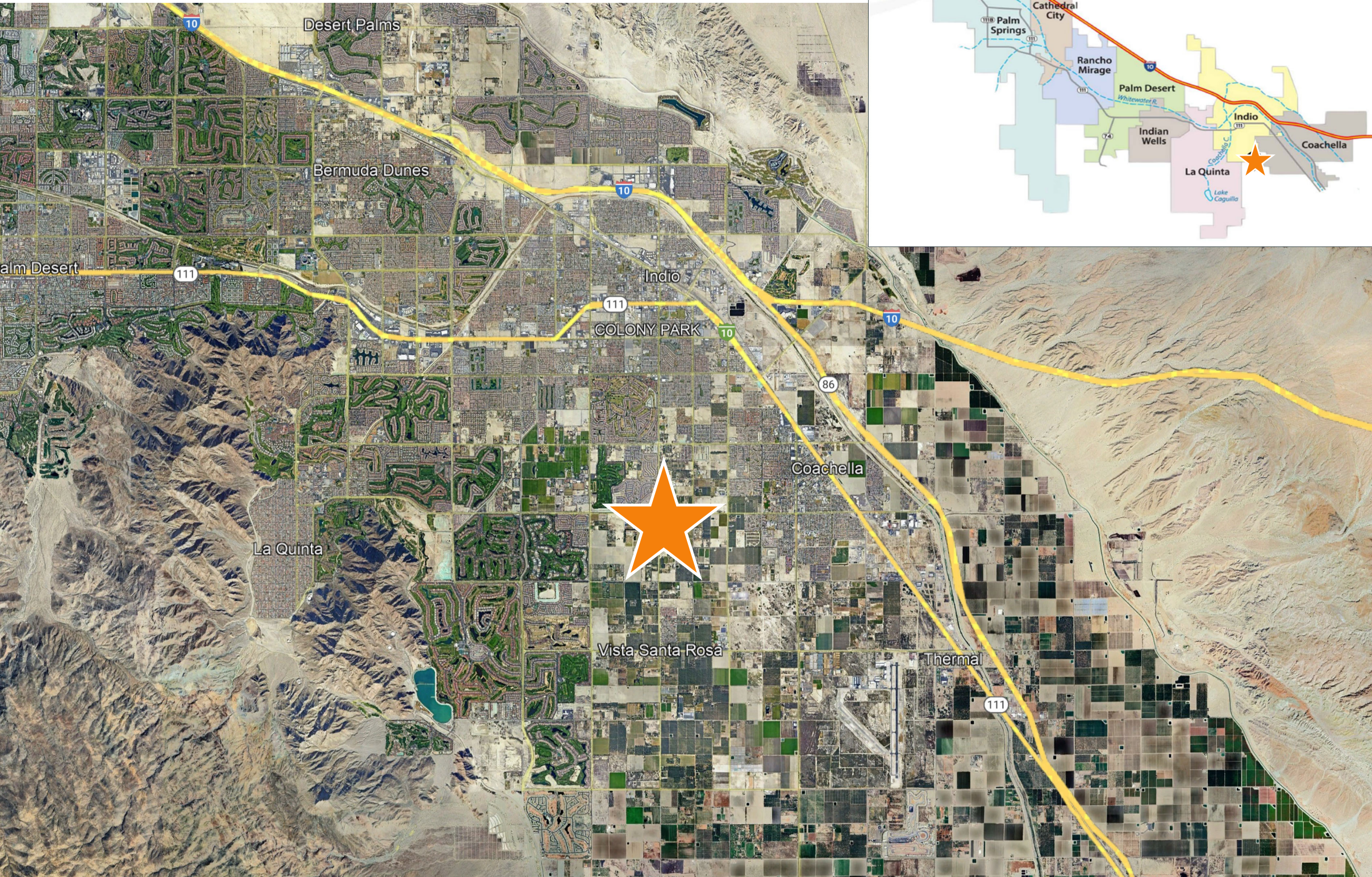


THE HAAGEN FAMILY LEGACY - THREE GENERATIONS



Empire Polo Club

# PROJECT LOCATION



## Location:

Between Calhoun St and Monroe St, and Ave 52 and Ave 53.

## APNs:

780-030-004, 780-030-005, 780-030-006, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-010-015, and 780-030-003

## Site:

218.0 +/- Acres

## Area Plan:

Riverside County - Eastern Coachella Valley Area Plan

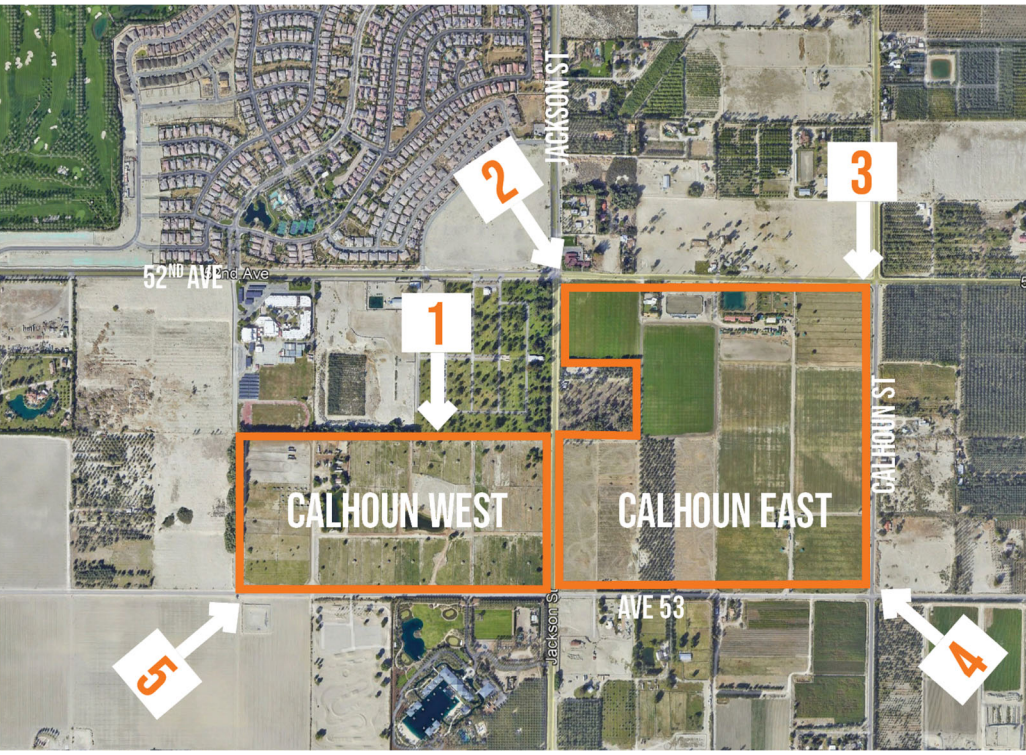
## Policy Area:

Community of Vista Santa Rosa

# SURROUNDING LAND USES



# EXISTING SITE CONDITIONS

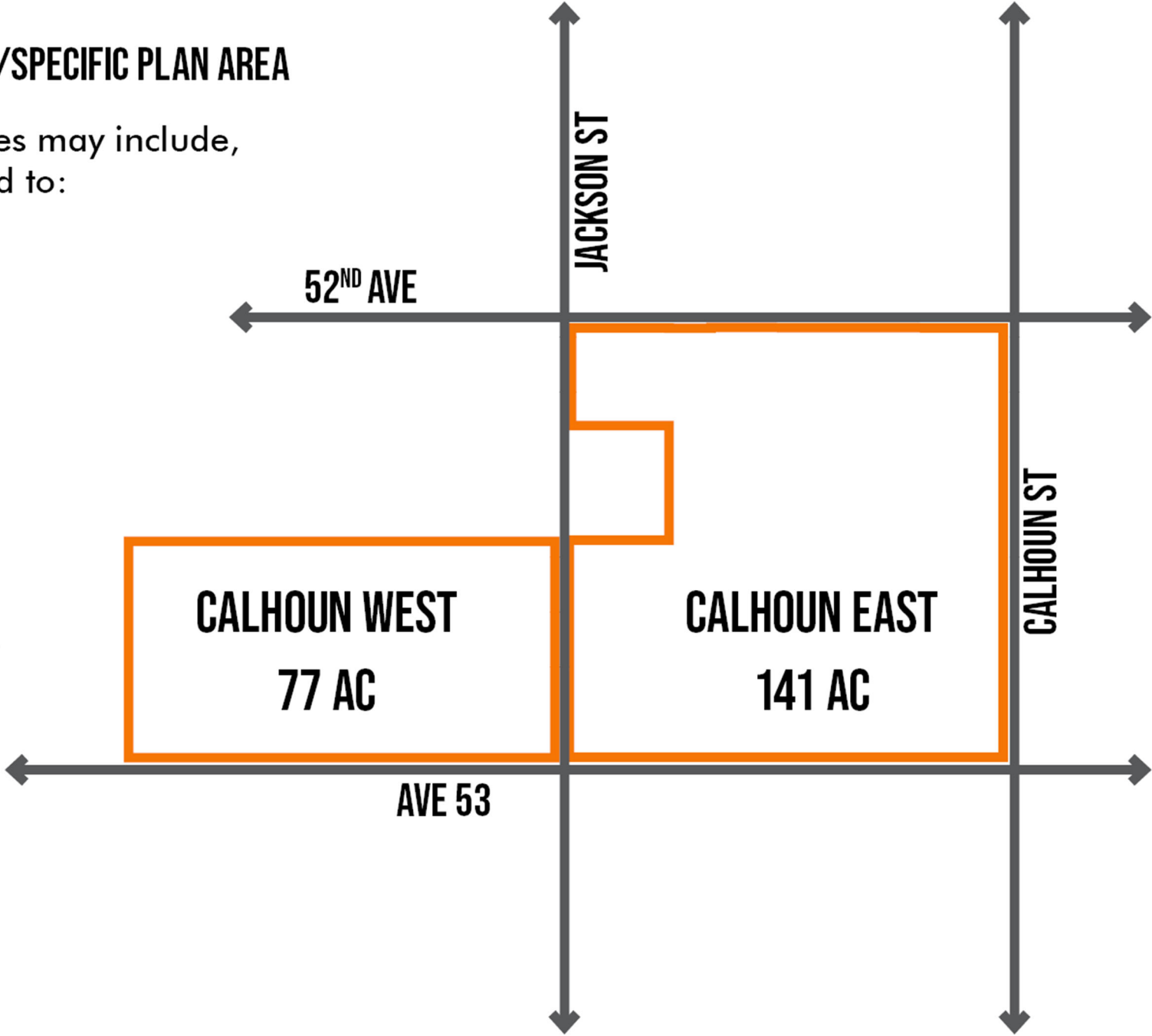


# CONCEPTUAL SITE PLAN

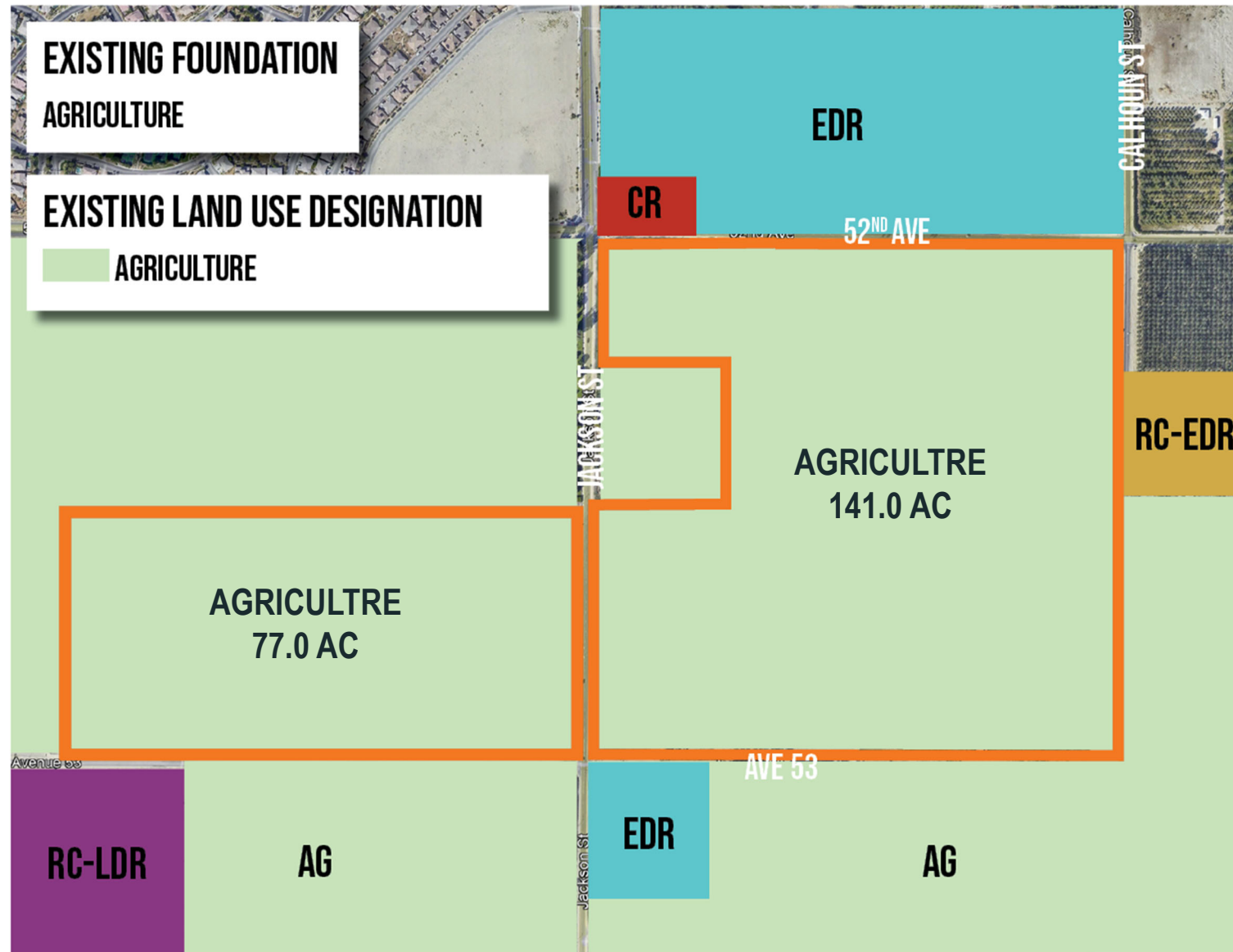
**PROJECT SITE /SPECIFIC PLAN AREA**

Proposed land uses may include, but are not limited to:

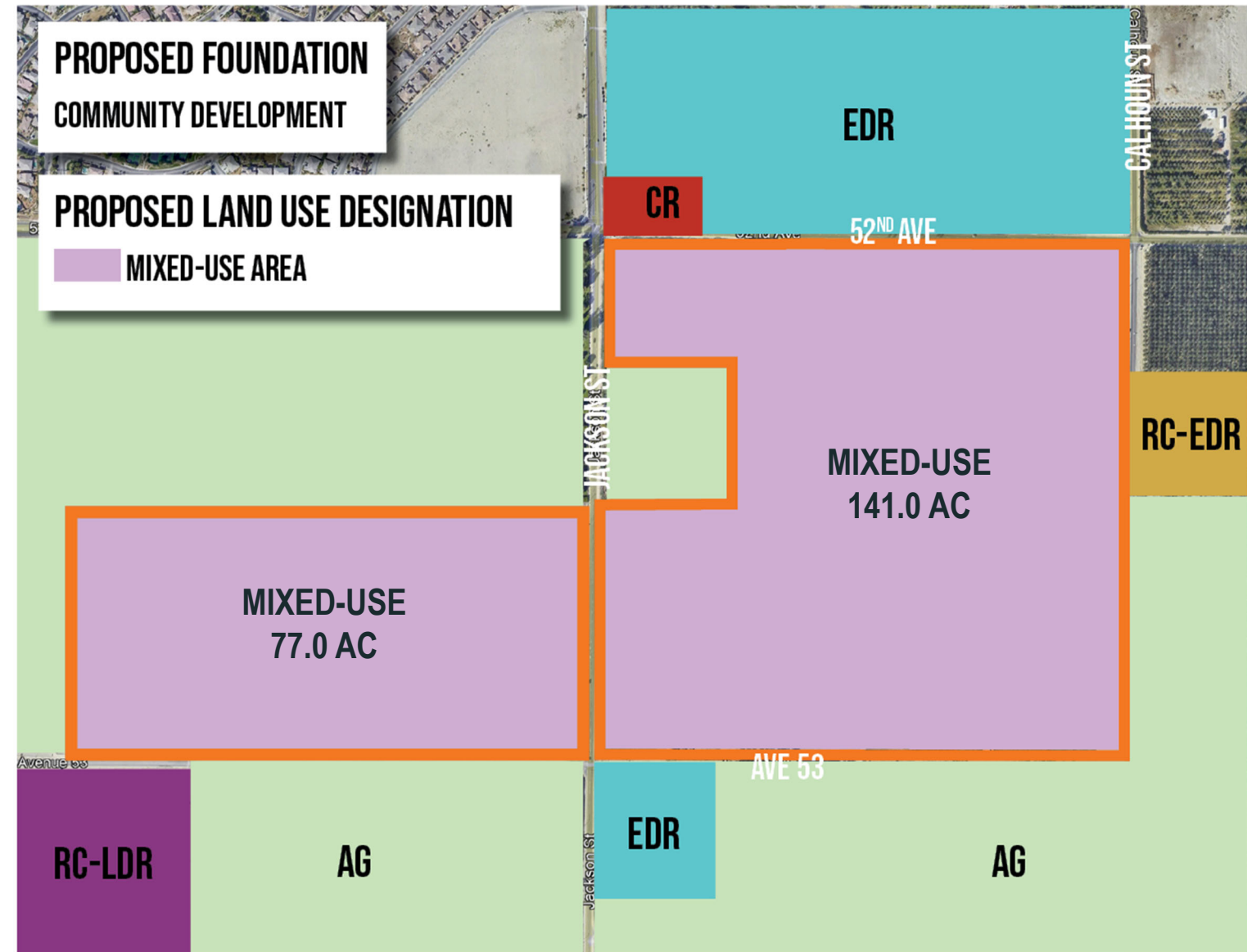
- Mixed-Use
- Residential
- Commercial
- Office
- Retail
- Hospitality
- Entertainment
- Recreation
- Camping
- Sporting Events
- Open Space



# EXISTING LAND USE

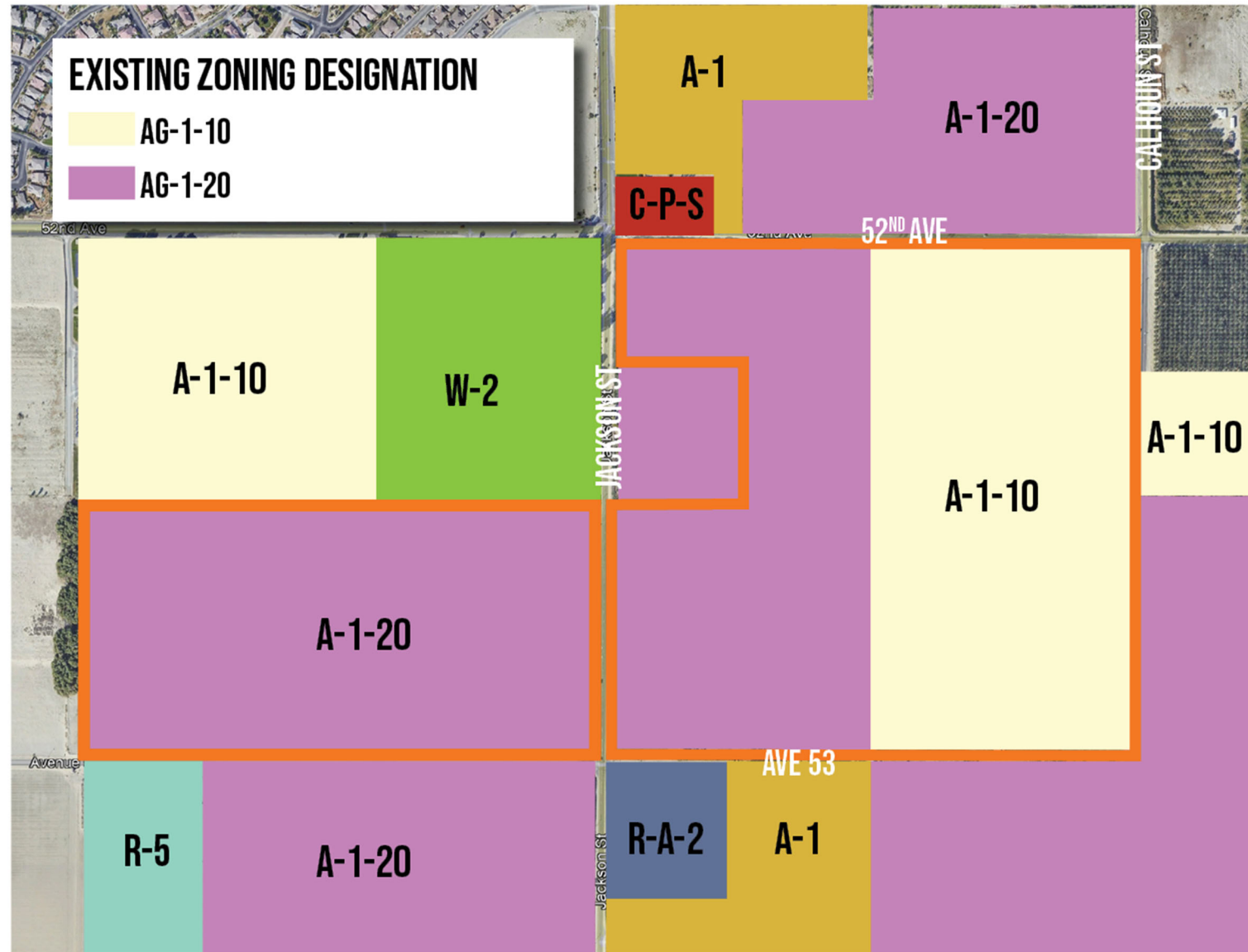


# PROPOSED LAND USE

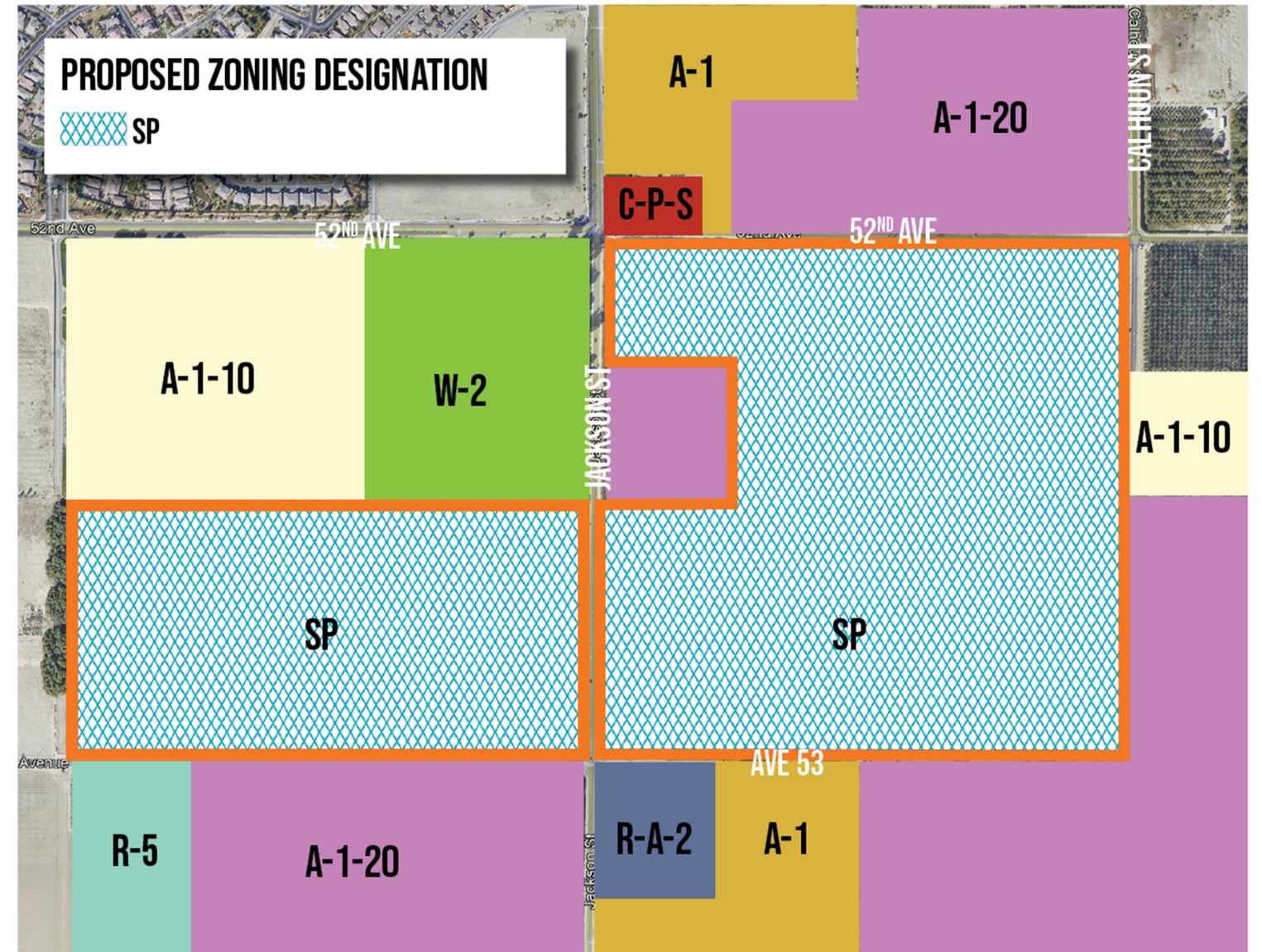


 **PROJECT SITE/CALHOUN RANCH** (Total Land Area 218.0 AC)

# EXISTING ZONING



# PROPOSED ZONING



 **PROJECT SITE/CALHOUN RANCH**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
DIRECTOR'S HEARING REPORT**

**Agenda Item No.**  
4.4  
(ID # 27508)  
**MEETING DATE:**  
**Monday, April 21, 2025**

**SUBJECT:** INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 to change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. 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 GPA240033 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

**PROPOSED PROJECT**

Case Number(s):	GPA240033
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Edward Lincoln
	780-010-015, 780-050-001
Project APN(s):	through 780-050-004, and 780-030-003 through 780-030-006
Continued From:	

John Hildebrand, Planning Director 4/15/2025

**PROJECT DESCRIPTION AND LOCATION**

The Foundation Component General Plan Amendment No. 240033 (GPA240033) is a proposal to amend the project site's Foundation Component from Agriculture (AG) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG) to Mixed Use Area (MUA), on 9 parcel(s), totaling 216.22 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
DIRECTOR'S HEARING**

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The 9 parcels are located north of 52nd Ave, east of Calhoun St, south of 53rd Ave, and west of Jackson St.

**PROJECT RECOMMENDATION**

**RECOMMENDATIONS:**

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

**CONSIDER whether to recommend the initiation of Foundation Component General Plan Amendment NO. 240033 (GPA240033).**

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	Mixed Use Area (MUA)
Policy / Overlay Area:	Vista Santa Rosa Policy Area
Surrounding General Plan Land Uses	
North:	Agriculture (AG: AG), Commercial Retail (CD: CR), and Estate Density Residential (CD: EDR)
East:	Agriculture (AG: AG) and Estate Density Residential (RC: EDR) and City of Coachella
South:	Agriculture (AG: AG), Estate Density Residential (CD: EDR) and Low Density Residential (RC: LDR)
West:	Agriculture (AG: AG)
Existing Zoning Classification:	A-1-20 and A-1-10 (Light Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-20 (Light Agriculture) and C-P-S (Scenic Highway Commercial)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
DIRECTOR'S HEARING**

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East:	A-1-20 (Light Agriculture) and City of Coachella
South:	A-1 (Light Agriculture), A-1-20 (Light Agriculture), R-A-2 (Residential Agriculture), and R-5 (Open Area Combining Zone – Residential Developments)
West:	A-1-20 (Light Agriculture) and W-2 (Controlled Development Areas)
Existing Use:	Open Space, Trees, Farmland, Residences
Surrounding Uses	
North:	Open Space, Retail, Residences
South:	Open Space, Housing Development, Farmland
East:	Open Space and Farmland
West:	Open Space

**Located Within:**

City's Sphere of Influence:	Yes – City of La Quinta
Community Service Area (“CSA”):	Yes – CSA 125 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Coachella Valley No. 29 Map No. 169
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community:	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background**

The proposed Foundation Component General Plan Amendment (FC-GPA240033) 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 (GPA240033) 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-GPA240033 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA). The parcel is located in the Vista Santa Rosa Policy Area.

If FC-GPA240033 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Specific Plan application including mixed-use with various

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
DIRECTOR'S HEARING**

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residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events.

**Proposed Future Land Use**

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

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

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

**ATTACHMENTS**

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

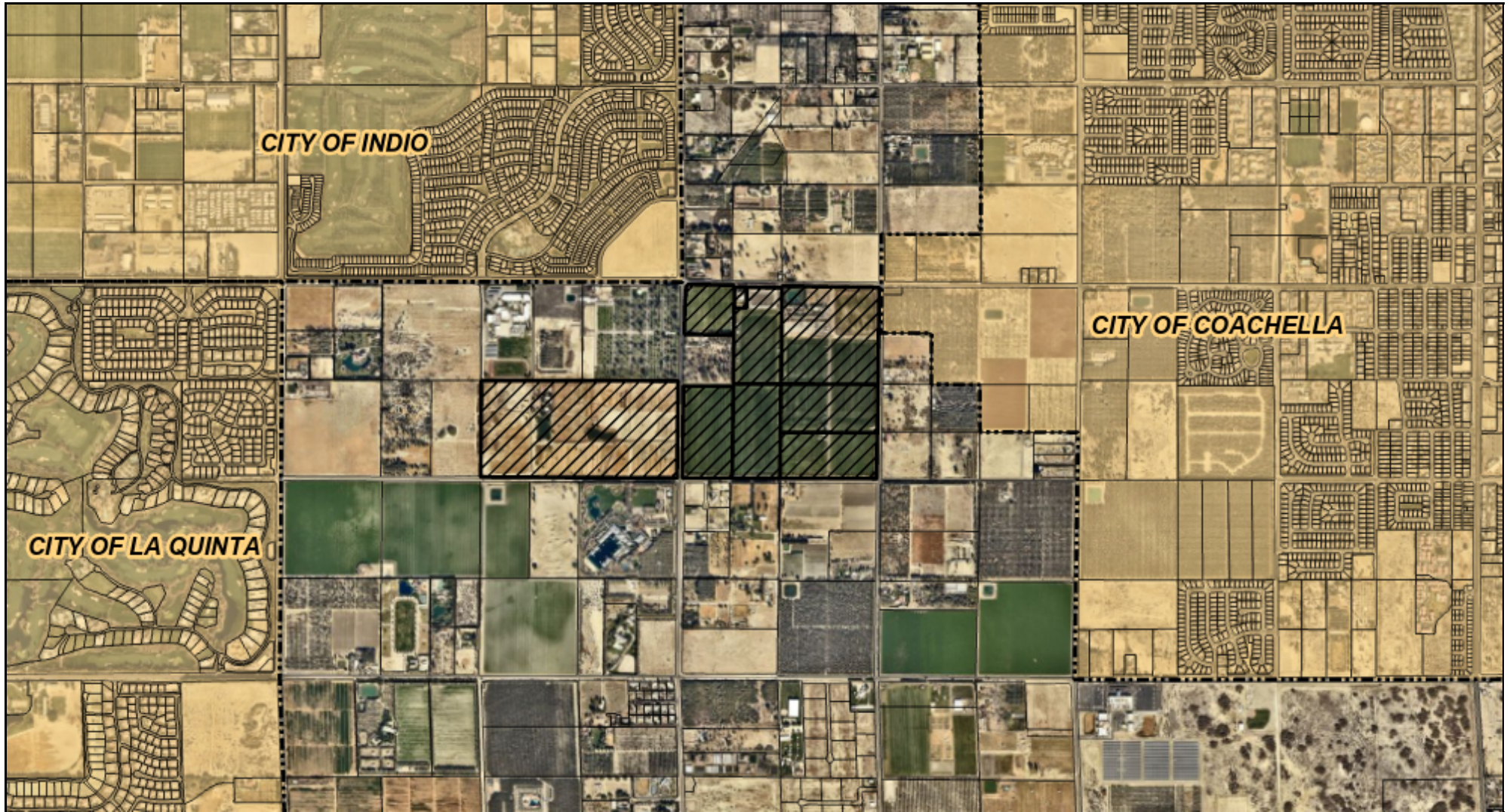
GPA240033

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

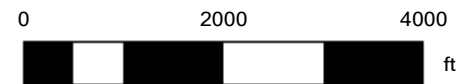
District: 4

Date: 4-8-2025

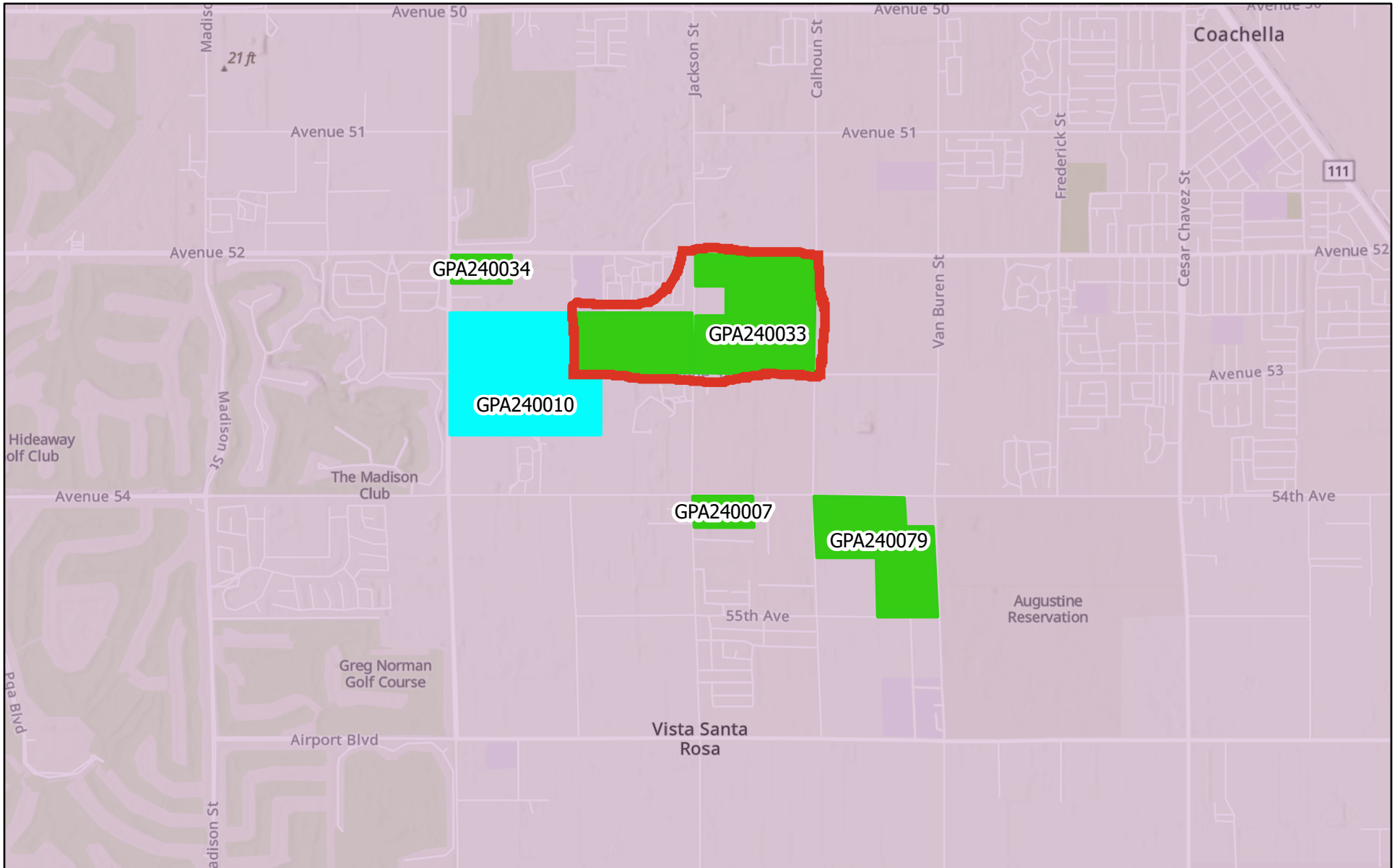


Zoning Area/District: LOWER COACHELLA VALLEY

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



4/8/2025

FGPA Web Map

 Active

 Complete - Initiation Approved

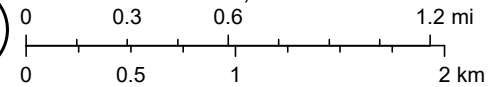
Supervisor Districts - SUPERVISORIAL DISTRICTS

 4

World\_Hillshade



1:43,368



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

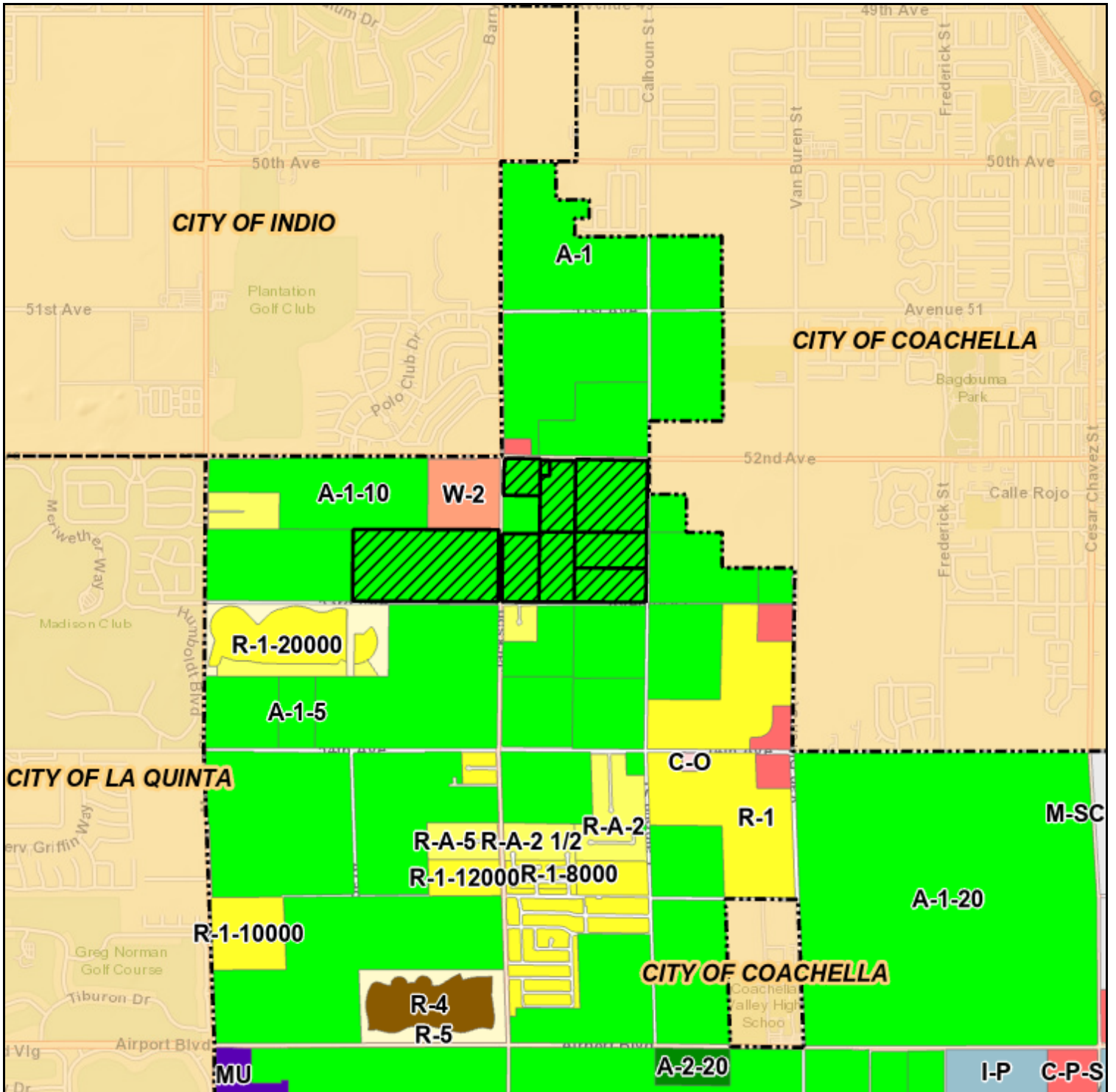
EXISTING ZONING

Supervisor: V MANUEL PEREZ

Date: 4-8-2025

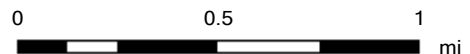
District: 4

Exhibit: 2



Zoning Area/District: LOWER COACHELLA 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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

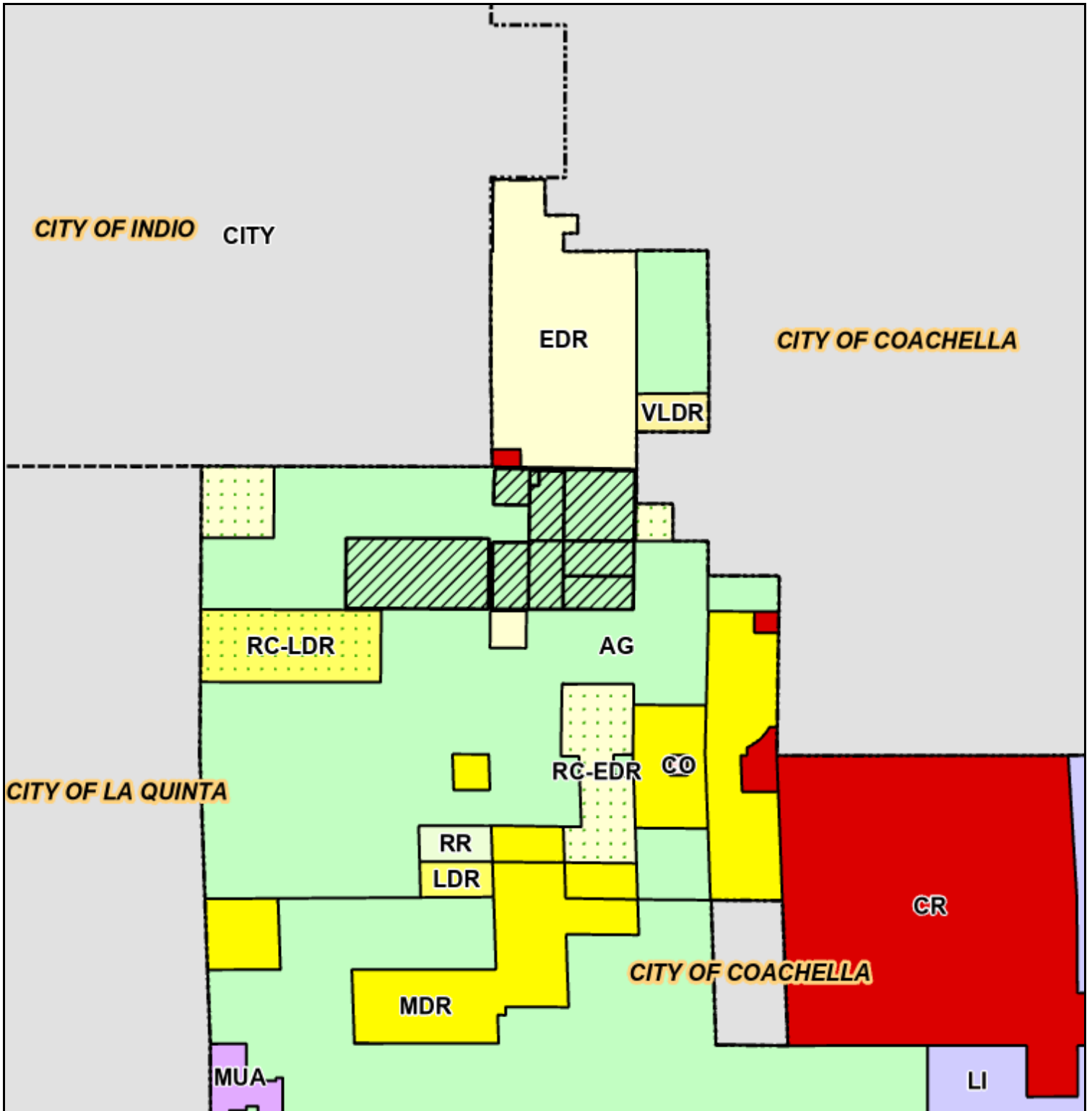
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

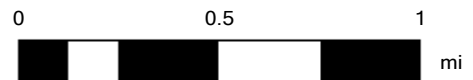
Date: 4-8-2025

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:



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



# Calhoun Ranch

GPA 240033

**H** HAAGEN COMPANY

03-17-2025

# WHO ARE WE?



HAAGEN COMPANY

- A family-owned and operated real estate company spanning three generations.
- Over 60 years of legacy in retail, commercial development, and operations throughout Southern California.
- A prominent land holder in the Coachella Valley, including:
  - ✓ Empire Polo Club, home of the Coachella and Stagecoach music festivals
  - ✓ Indio Grand Marketplace
  - ✓ Coachella Airport Business Park
  - ✓ Calhoun Ranch, and other properties
- A major generator of the Coachella Valley's economic engine through festivals and entertainment activities.
- A direct and indirect fiscal benefits contributor to area cities.
- A Job creator.

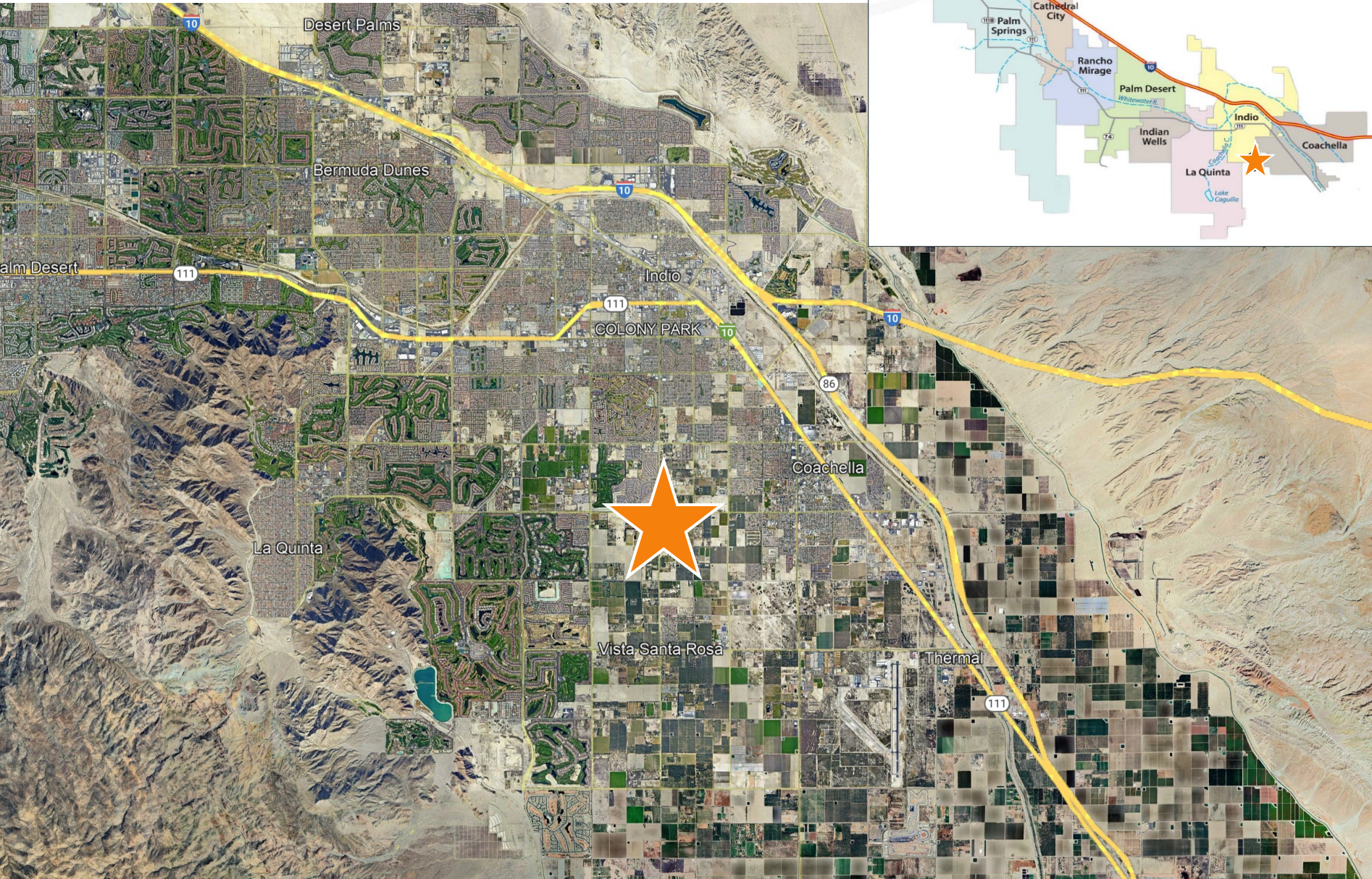


THE HAAGEN FAMILY LEGACY - THREE GENERATIONS



Empire Polo Club

# PROJECT LOCATION



## Location:

Between Calhoun St and Monroe St, and Ave 52 and Ave 53.

## APNs:

780-030-004, 780-030-005,  
780-030-006, 780-050-001,  
780-050-002, 780-050-003,  
780-050-004, 780-010-015,  
and 780-030-003

## Site:

218.0 +/- Acres

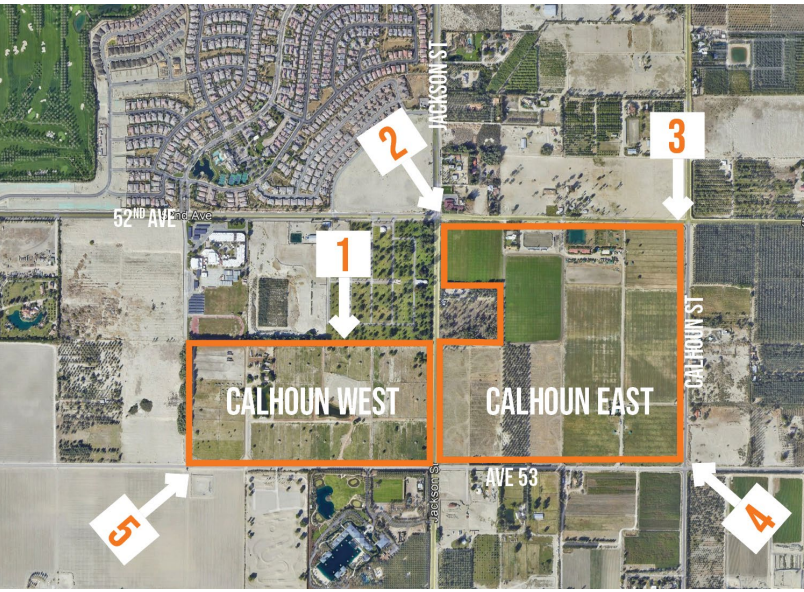
## Area Plan:

Riverside County - Eastern  
Coachella Valley Area Plan

## Policy Area:

Community of Vista Santa  
Rosa

# EXISTING SITE CONDITIONS



# SURROUNDING LAND USES

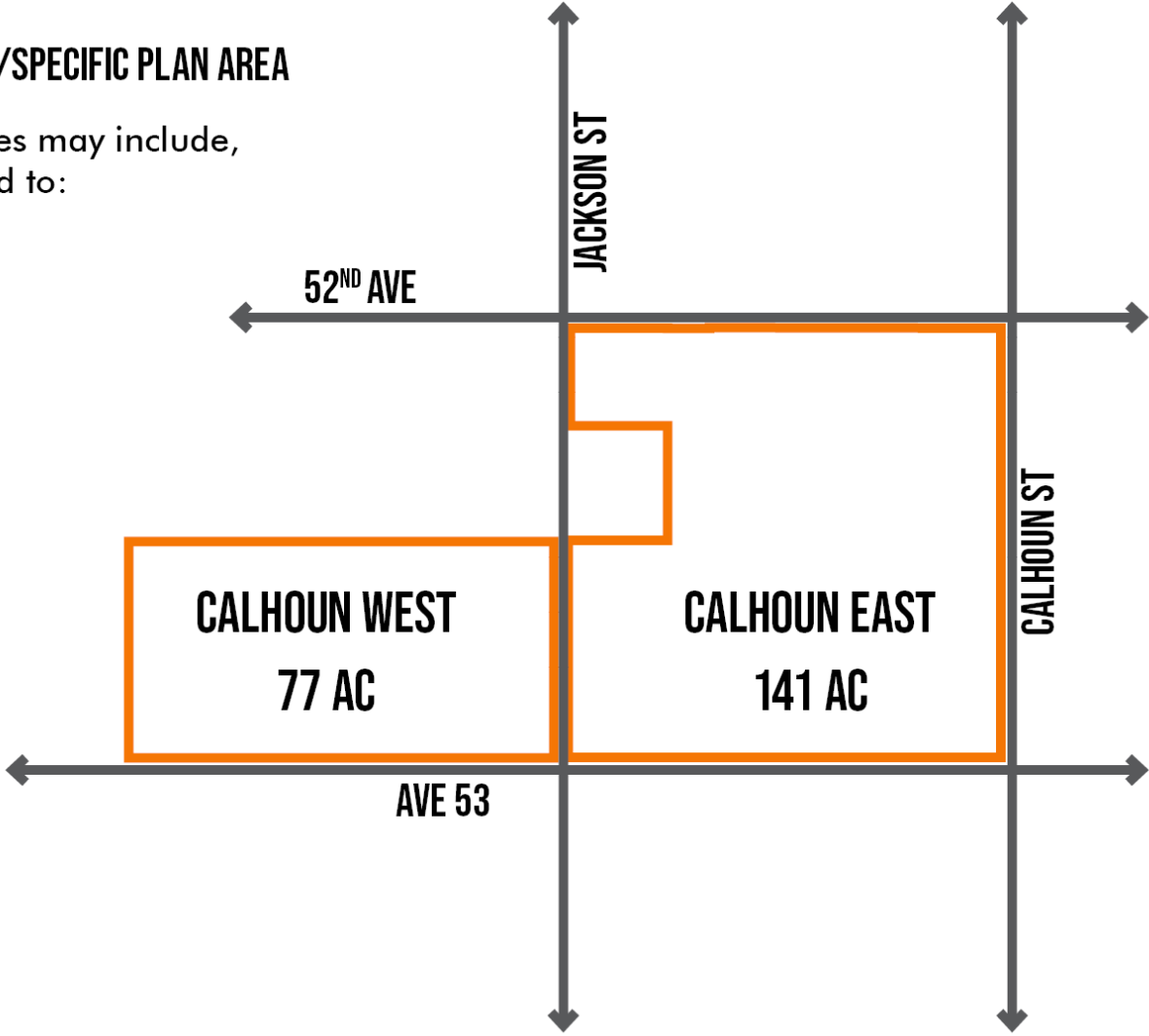


# CONCEPTUAL SITE PLAN

 PROJECT SITE /SPECIFIC PLAN AREA

Proposed land uses may include, but are not limited to:

- Mixed-Use
- Residential
- Commercial
- Office
- Retail
- Hospitality
- Entertainment
- Recreation
- Camping
- Sporting Events
- Open Space



# PROJECT DESCRIPTION

Calhoun Ranch is a transformative project envisioned to energize the eastern Coachella Valley and bring much needed commercial services, entertainment, hospitality and a spectrum of residential offerings.

The project consists of two separate sections that may be developed in different phases, Calhoun East and Calhoun West.

## Calhoun East

The larger of the two sections is Calhoun East, surrounded by Ave 52 to the north, Ave 53 to the south, Calhoun St. to the east, and Jackson St. to the west. Located in Riverside County within the City of La Quinta Sphere of Influence, the property consists of multiple lots totaling approximately 141.0 acres. A portion of the block, approximately 10-acres, along Jackson St. is under a different ownership and is excluded from the project area.

The property is envisioned to be developed into a mixed-use project that would include commercial, residential, retail, office, entertainment, hospitality, sporting facilities and events, recreation, camping and open space uses, including ancillary uses to meet the demand for services. Residential components would be comprised of a variety of residential typologies.

## Calhoun West

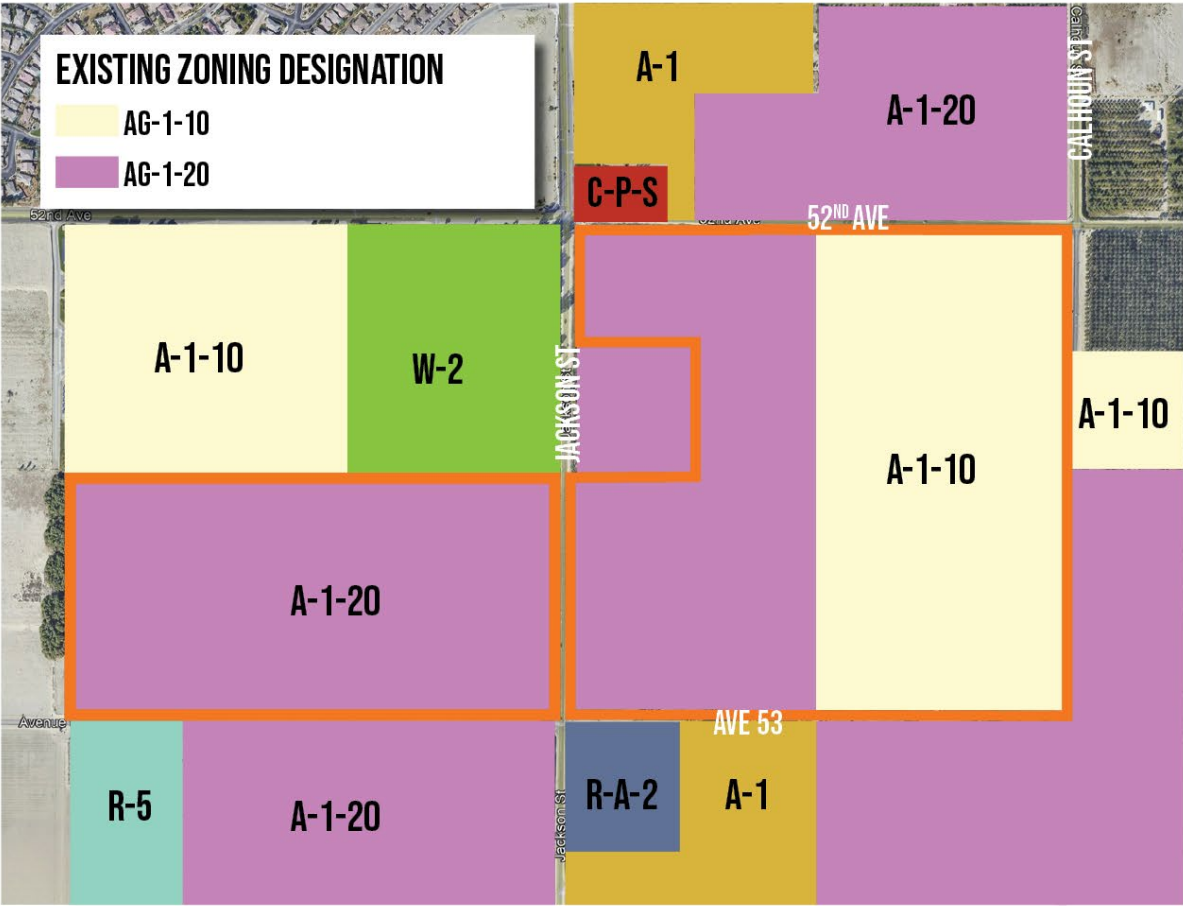
Calhoun West, surrounded by Ave 52 to the north, Ave 53 to the south, Jackson St to the east, and runs about half the distance between Jackson St. and Monroe St. to the west. Located in Riverside County and within the City of La Quinta Sphere of Influence, the property consists of multiple lots totaling approximately 77.0 acres.

Calhoun West is envisioned to also be developed into a mixed-use project that would include commercial, residential, retail, office, entertainment, hospitality, sporting facilities and events, recreation, camping and open space uses including ancillary uses to meet the demand for services. Like Calhoun East, the project may include a variety of residential typologies.

The existing General Plan Foundation Component land use for the subject site is currently Agriculture (AG). A change to the GP Foundation Component designation to Mixed-Use Area is required to allow the proposed uses.

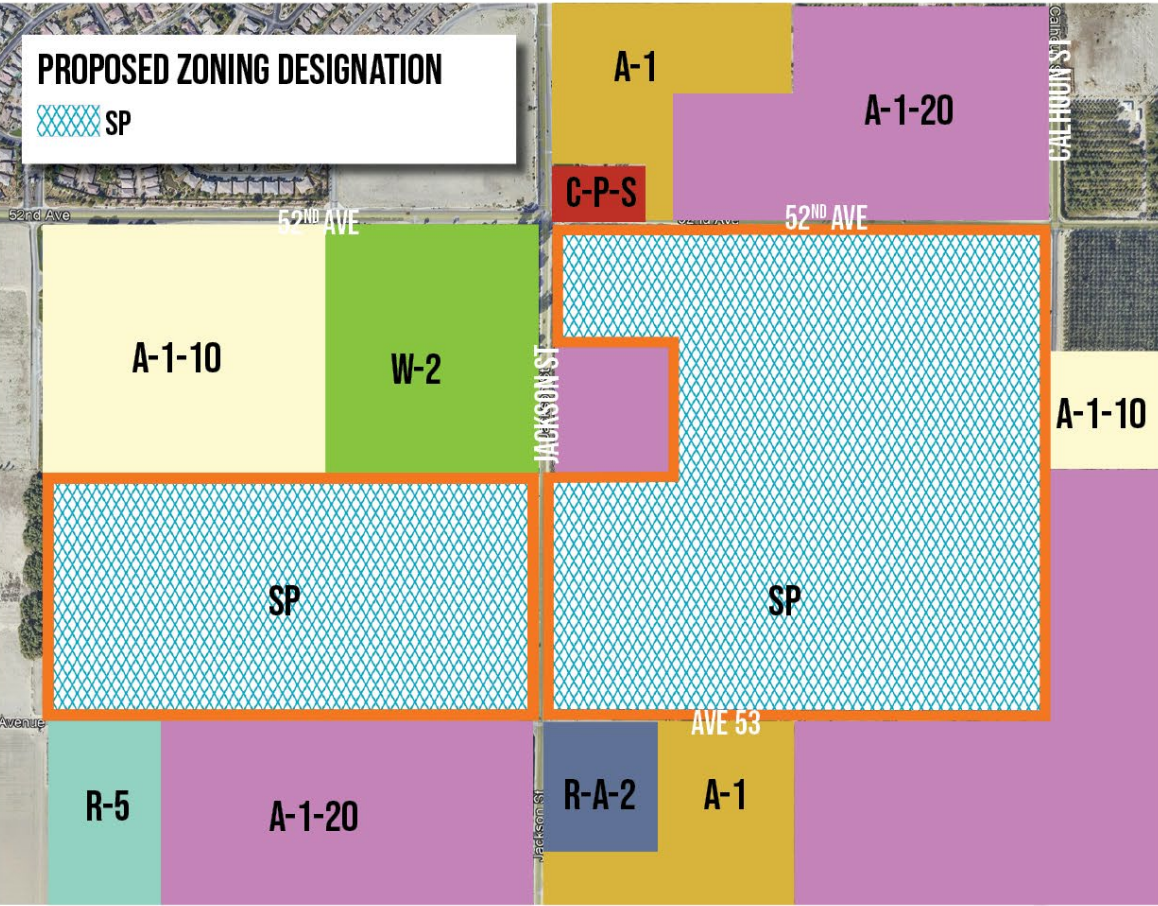


# EXISTING ZONING



 PROJECT SITE/CALHOUN RANCH

# PROPOSED ZONING





**John E. Hildebrand**  
**Planning Director**

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## **CERTIFICATION OF PUBLIC NOTICE**

PROJECT NUMBER (FC-GPA240033)

Planning Case APN(s): 780-010-015, 780-050-001 through 780-050-004, and 780-030-003 through 780-030-006.

I, Edward Lincoln certify that on April 9, 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 600 feet of the property involved.

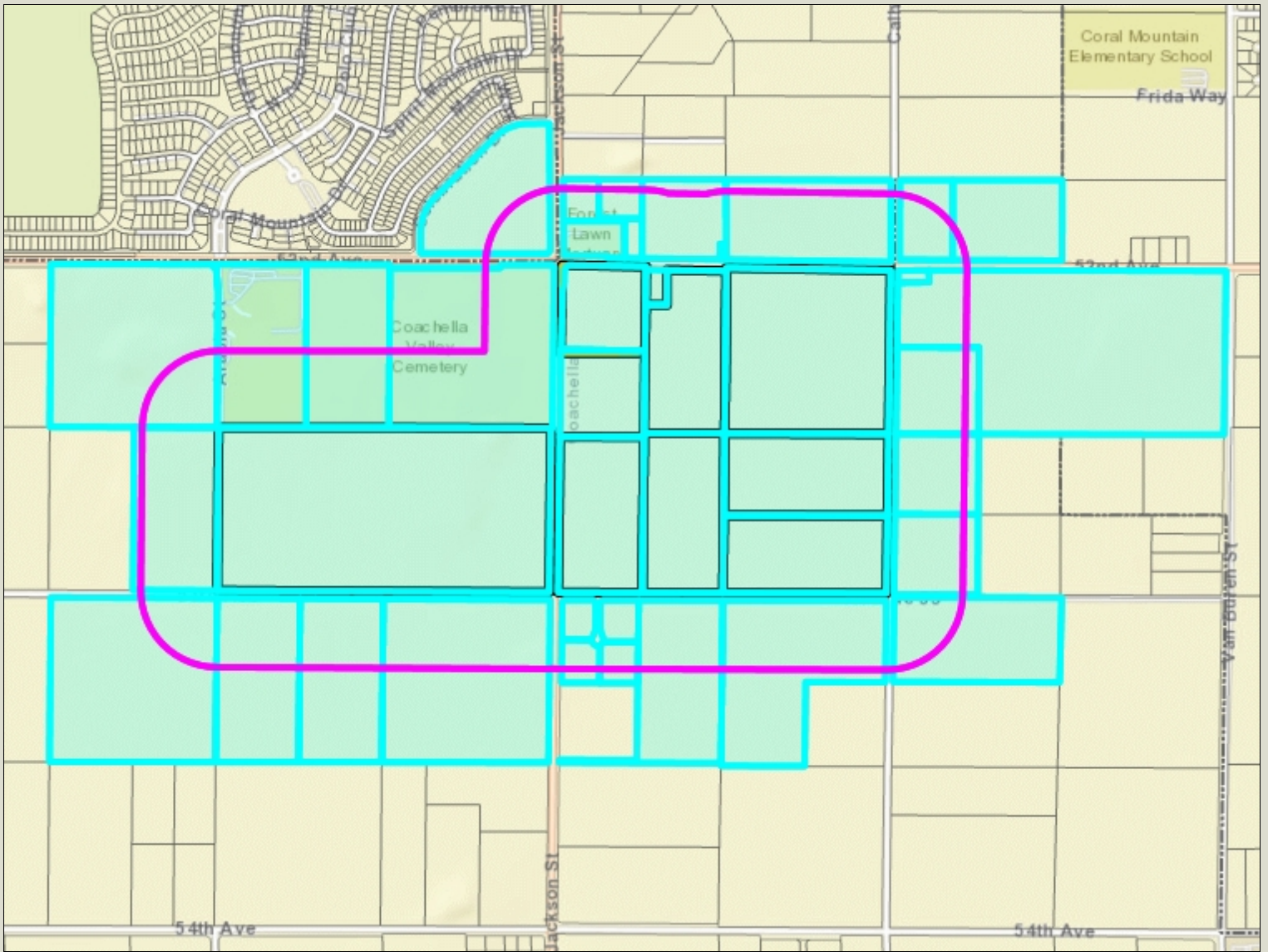
I further certify that the information filed is true and correct to the best of my knowledge.

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

SIGNATURE: *Edward Lincoln*

# Riverside County GIS Mailing Labels

GPA240033



## Legend

- County Boundary
- Cities
- Parcels
- World\_Street\_Map

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/19/2025 3:24:23 PM

© Riverside County RCIT

779110011  
EMPIRE II  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

779350006  
TERMINAL 8 FARM FACILITIES  
3018 CARMEL ST  
LOS ANGELES CA 90065

779350007  
WILLIAM HAMILTON  
P O BOX 1718  
LA QUINTA CA 92247

779350008  
LOUIS A. GUTIERREZ  
51756 JACKSON ST  
COACHELLA CA 92236

779350009  
FOREST LAWN MORTUARY  
1712 S GLENDALE AVE  
GLENDALE CA 91205

779350010  
JOAQUIN Z. ALVARADO  
83030 AVENUE 52  
COACHELLA CA 92236

779360008  
GREGORY L. JOHNSON  
5703 E ROCKING HORSE WAY  
ORANGE CA 92869

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

780010010  
COACHELLA VALLEY PUBLIC CEMETERY  
DIST  
82925 AVENUE 52  
COACHELLA CA 92236

780010011  
COACHELLA VALLEY PUBLIC CEMETERY  
DIST  
RT 1 BOX 21-D  
COACHELLA CA 92236

780010014  
DISCOVERY MM CLUB  
14605 N 73RD ST  
SCOTTSDALE AZ 85260

780010015  
EMPIRE AIRPORT  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

780020004  
ZANZIBAR RANCH  
320 N PARK VISTA ST  
ANAHEIM CA 92806

780020005  
ZANZIBAR RANCH  
33 BEVERLY CIR  
BEVERLY HILLS CA 90210

780030002  
OLE FOGH ANDERSEN  
43400 PORT MARIA RD  
BERMUDA DUNES CA 92203

780030003  
STEVEN THOMAS SCHMID  
83151 AVENUE 52  
COACHELLA CA 92236

780030004  
EMPIRE AIRPORT  
12302 EXPOSITION BLV  
LOS ANGELES CA 90064

780040001  
RELEVANT COACHELLA OWNER  
6417 SELMA AVE FL 2ND  
HOLLYWOOD CA 90028

780040002  
HERNANDEZ HENRY Z  
52480 CALHOUN ST  
COACHELLA CA 92236

780060004  
DAVID A. SILVA  
52520 CALHOUN ST  
COACHELLA CA 92236

780060011  
GARY D. GATTUSO  
667 EUGENE RD  
PALM SPRINGS CA 92264

780070004  
AEQUINIMITAS  
7830 CLAIREMONT MESA 203  
SAN DIEGO CA 92111

780070006  
JOHN ORTIZ  
82808 CRAWFORD DR  
INDIO CA 92201

780070007  
OTILIA LEON  
82549 BOGART DR  
INDIO CA 92201

780070008  
JOSE J. GARZA  
83125 AVENUE 53  
COACHELLA CA 92236

780070012  
TERMINAL 8 FARM FACILITIES  
728 FOREST GREEN DR  
LA CANADA FLINTRIDGE CA 91011

780080001  
SALOMON RIVERA  
P O BOX 72  
THOUSAND PALMS CA 92276



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
4.3  
(ID # 27881)  
**MEETING DATE:**  
**Wednesday, June 04, 2025**

**SUBJECT:** INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 to change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA), to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. 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 GPA240033 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – Location: north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

**PROPOSED PROJECT**

Case Number(s):	GPA240033
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Edward Lincoln
Project APN(s):	780-010-015, 780-050-001 through 780-050-004, and 780-030-003 through 780-030-006
Continued From:	

  
John Hildebrand, Planning Director 5/29/2025

**PROJECT DESCRIPTION AND LOCATION**

The Foundation Component General Plan Amendment No. 240033 (GPA240033) is a proposal to amend the project site's Foundation Component from Agriculture (AG) to Community

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) to Mixed Use Area (CD: MUA), on 9 parcel(s), totaling 216.22 gross acres.

The 9 parcels are located north of 52nd Ave, east of Calhoun St, south of 53rd Ave, and west of Jackson St.

<b>PROJECT RECOMMENDATION</b>
-------------------------------

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER whether to recommend the initiation of Foundation Component General Plan Amendment NO. 240033 (GPA240033).**

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

	Specific Plan:	N/A
	Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)	
Proposed General Plan Foundation Component:	Community Development (CD)	
Existing General Plan Land Use Designation:	Agriculture (AG: AG)	
Proposed General Plan Land Use Designation:	Mixed Use Area (CD: MUA)	
	Policy / Overlay Area:	Vista Santa Rosa Policy Area
Surrounding General Plan Land Uses		
	North:	Agriculture (AG: AG), Commercial Retail (CD: CR), and Estate Density Residential (CD: EDR)
	East:	Agriculture (AG: AG) and Estate Density Residential (RC: EDR) and City of Coachella
	South:	Agriculture (AG: AG), Estate Density Residential (CD: EDR) and Low Density Residential (RC: LDR)
	West:	Agriculture (AG: AG)
	Existing Zoning Classification:	A-1-20 and A-1-10 (Light Agriculture)
	Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications		

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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North:	A-1-20 (Light Agriculture) and C-P-S (Scenic Highway Commercial)
East:	A-1-20 (Light Agriculture) and City of Coachella
South:	A-1 (Light Agriculture), A-1-20 (Light Agriculture), R-A-2 (Residential Agriculture), and R-5 (Open Area Combining Zone – Residential Developments)
West:	A-1-20 (Light Agriculture) and W-2 (Controlled Development Areas)
Existing Use:	Open Space, Trees, Farmland, Residences
Surrounding Uses	
North:	Open Space, Retail, Residences
South:	Open Space, Housing Development, Farmland
East:	Open Space and Farmland
West:	Open Space

**Located Within:**

City's Sphere of Influence:	Yes – City of La Quinta
Community Service Area ("CSA"):	Yes – CSA 125 and 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Coachella Valley No. 29 Map No. 169
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

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**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

The proposed Foundation Component General Plan Amendment (FC-GPA240033) 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 (GPA240033) 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**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

FC-GPA240033 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA) on nine (9) parcels totaling 216.22 gross acres. The parcels are located in the Vista Santa Rosa Policy Area.

If FC-GPA240033 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events.

**Proposed Future Land Use**

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

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

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-GPA240033 was held before the General Plan Advisory Committee on April 21, 2025. No comments were submitted before the General Plan Advisory Committee meeting. At the public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided public testimony.

The Committee discussed the project.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

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**Support:** 5<sup>th</sup> District  
**Against:** N/A  
**Neutral:** N/A  
**Not Present:** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> District  
**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**  
**Exhibit F – GPAC Hearing Package**

RIVERSIDE COUNTY PLANNING DEPARTMENT

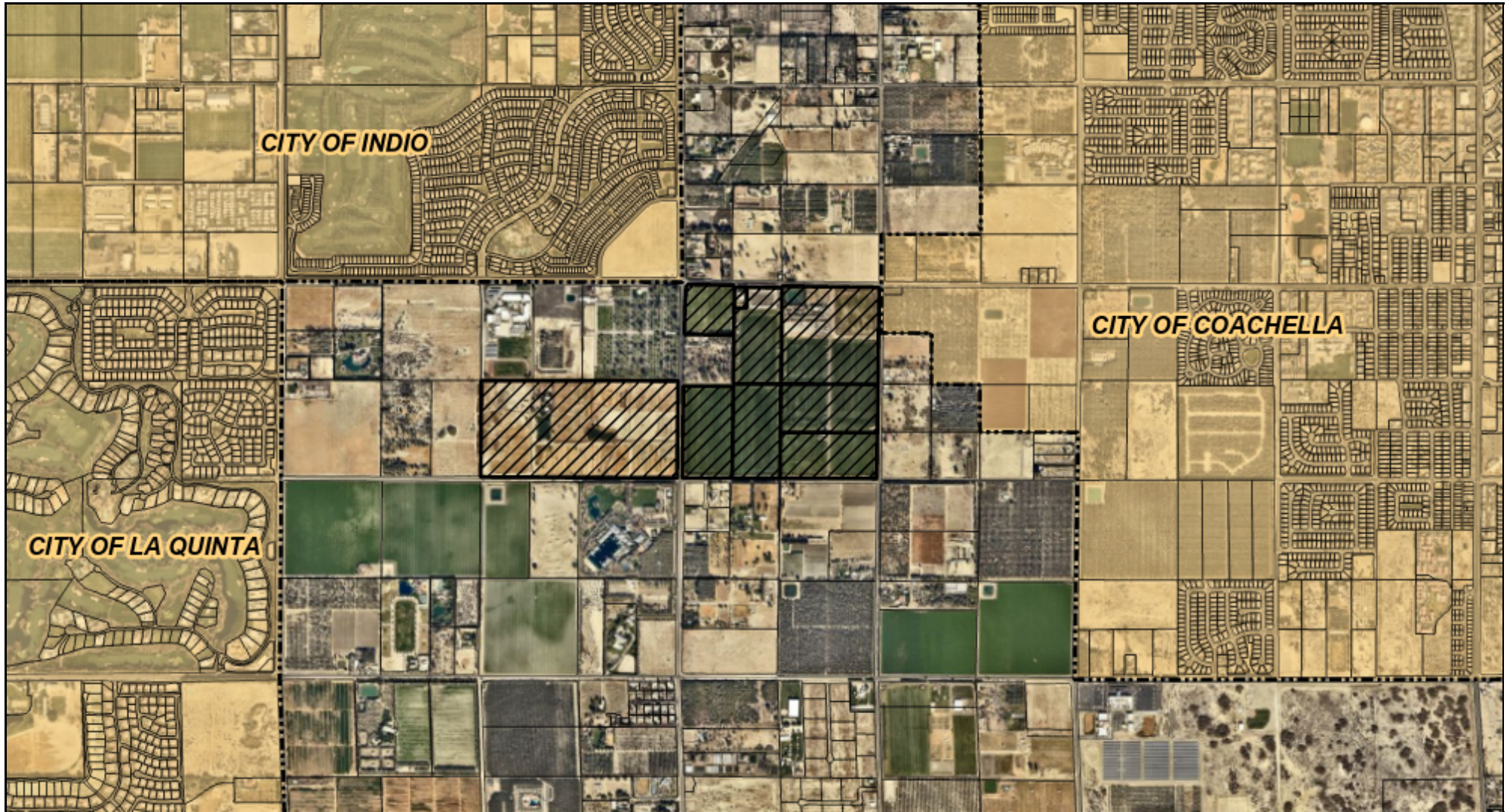
GPA240033

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

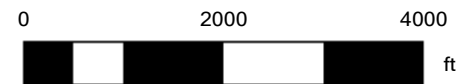
District: 4

Date: 4-8-2025

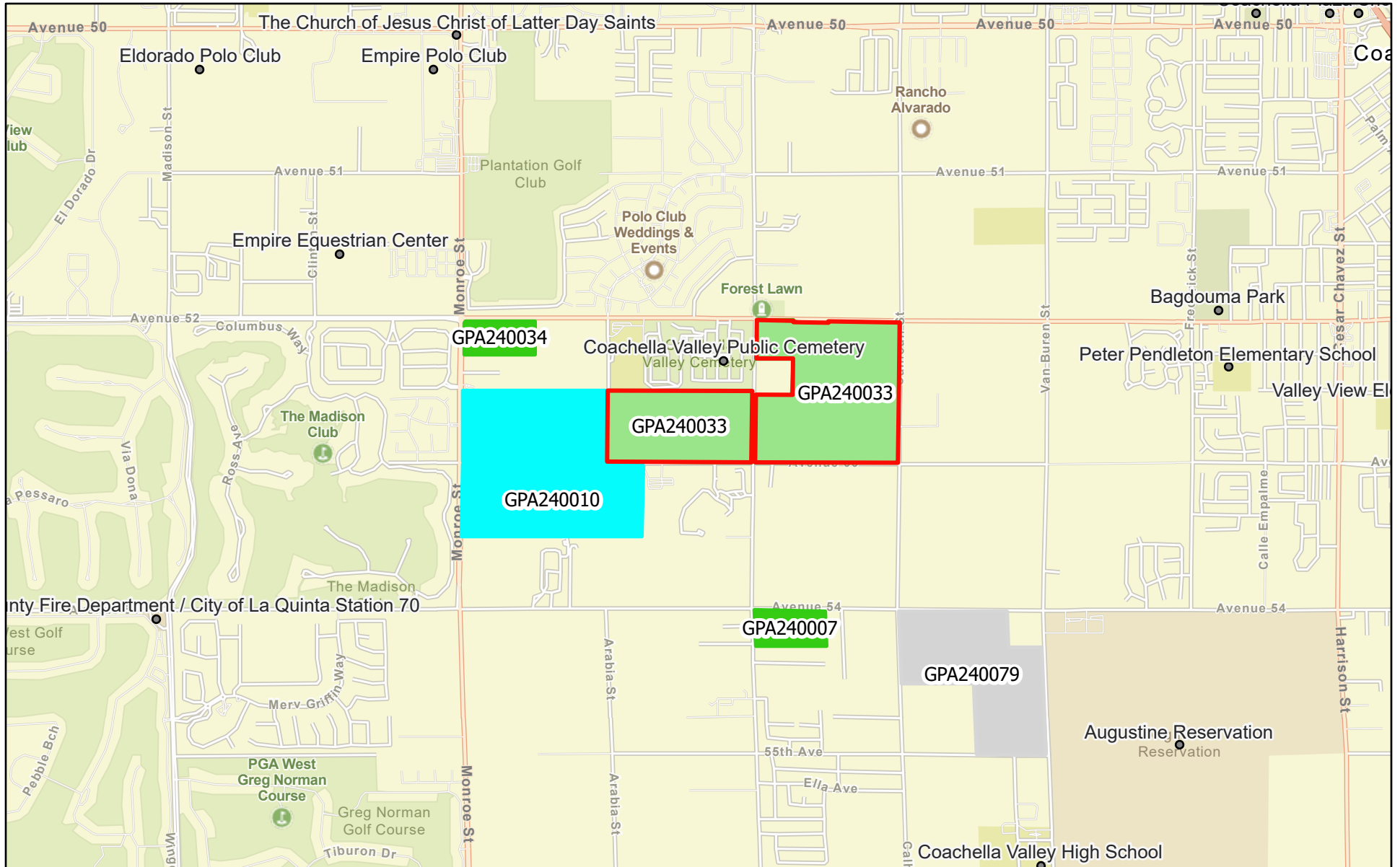


Zoning Area/District: LOWER COACHELLA VALLEY

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>



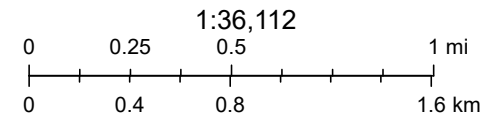
# Foundation Component GPA Cycle Map



5/20/2025, 2:27:58 PM

- FGPA Web Map \_Query result
- Complete - Initiation Approved
- California Geographic Names Information System
- Withdrawn
- Active

FGPA Web Map



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

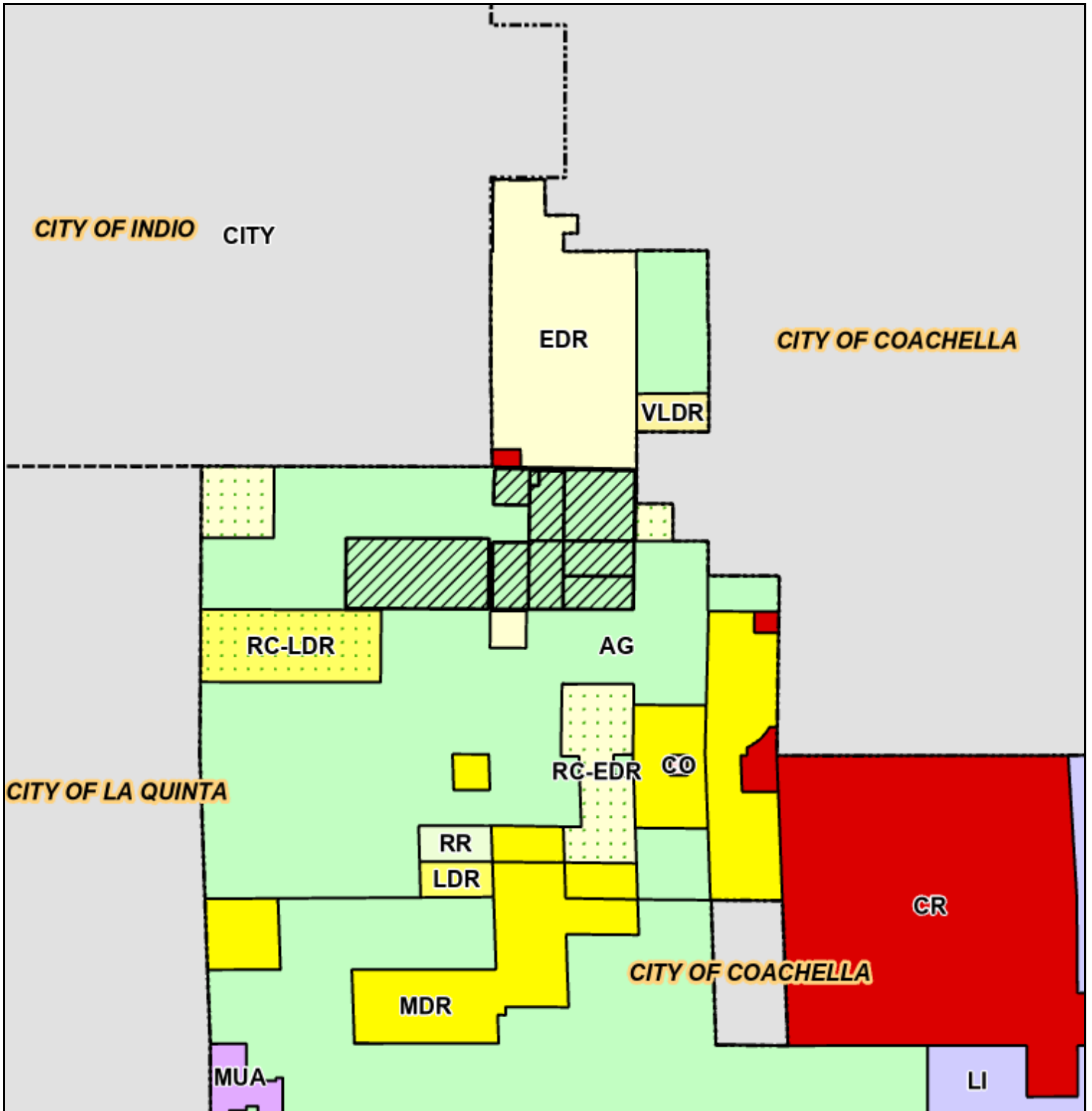
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

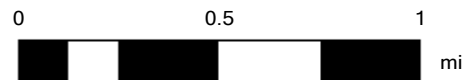
Date: 4-8-2025

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240033

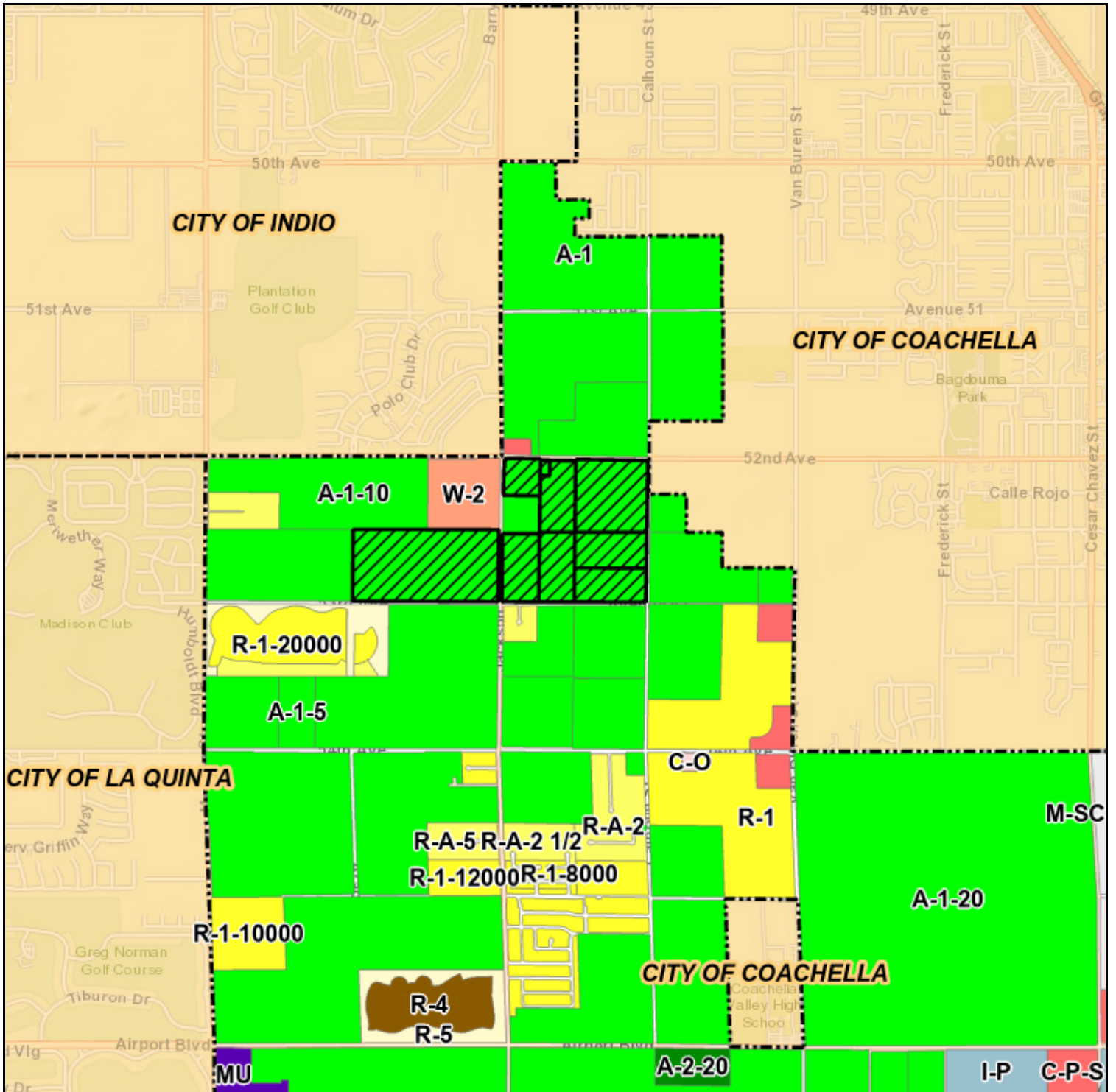
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

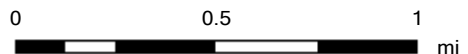
Date: 4-8-2025

Exhibit: 2



Zoning Area/District: LOWER COACHELLA 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>





# Calhoun Ranch

GPA 240033

**H** HAAGEN COMPANY

03-17-2025

# WHO ARE WE?



HAAGEN COMPANY

- A family-owned and operated real estate company spanning three generations.
- Over 60 years of legacy in retail, commercial development, and operations throughout Southern California.
- A prominent land holder in the Coachella Valley, including:
  - ✓ Empire Polo Club, home of the Coachella and Stagecoach music festivals
  - ✓ Indio Grand Marketplace
  - ✓ Coachella Airport Business Park
  - ✓ Calhoun Ranch, and other properties
- A major generator of the Coachella Valley's economic engine through festivals and entertainment activities.
- A direct and indirect fiscal benefits contributor to area cities.
- A Job creator.

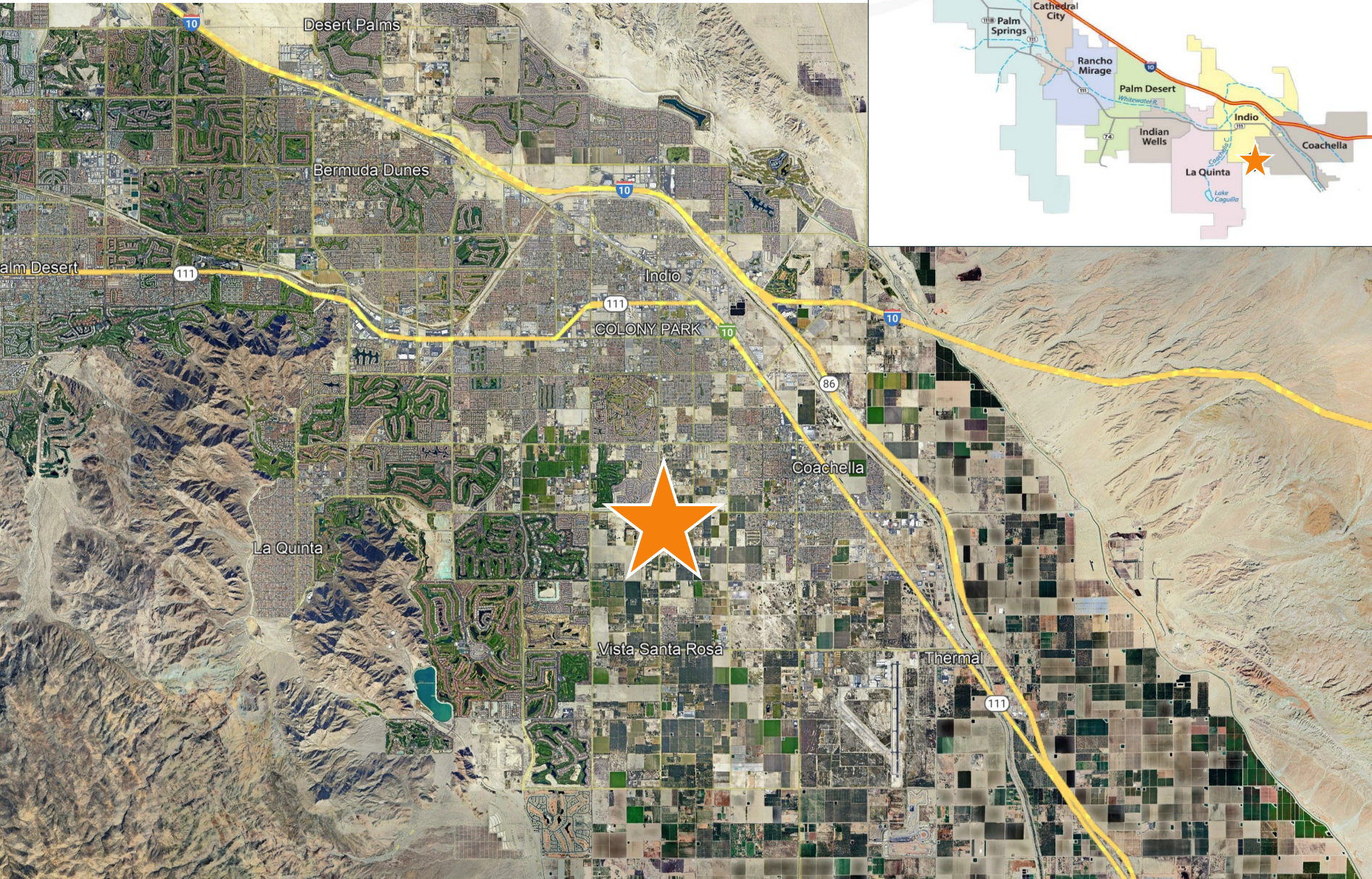


THE HAAGEN FAMILY LEGACY - THREE GENERATIONS



Empire Polo Club

# PROJECT LOCATION



## Location:

Between Calhoun St and Monroe St, and Ave 52 and Ave 53.

## APNs:

780-030-004, 780-030-005,  
780-030-006, 780-050-001,  
780-050-002, 780-050-003,  
780-050-004, 780-010-015,  
and 780-030-003

## Site:

218.0 +/- Acres

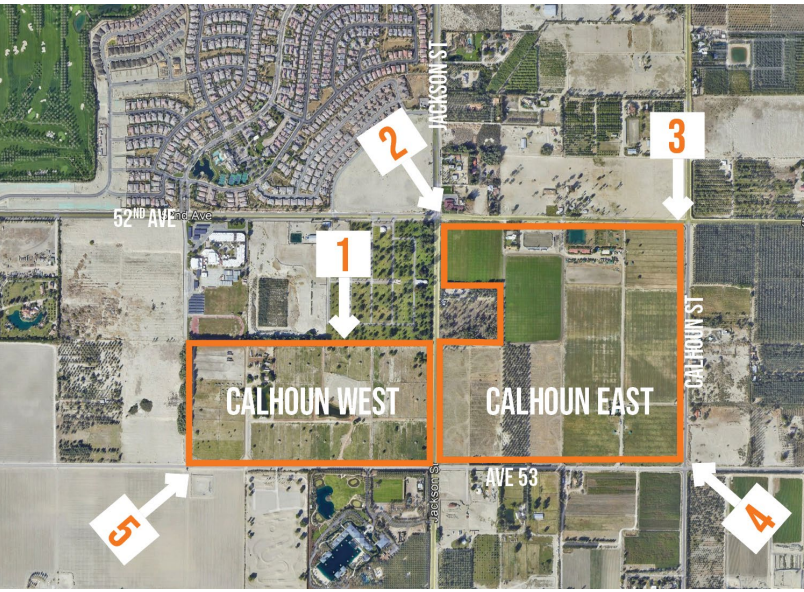
## Area Plan:

Riverside County - Eastern  
Coachella Valley Area Plan

## Policy Area:

Community of Vista Santa  
Rosa

# EXISTING SITE CONDITIONS



# SURROUNDING LAND USES

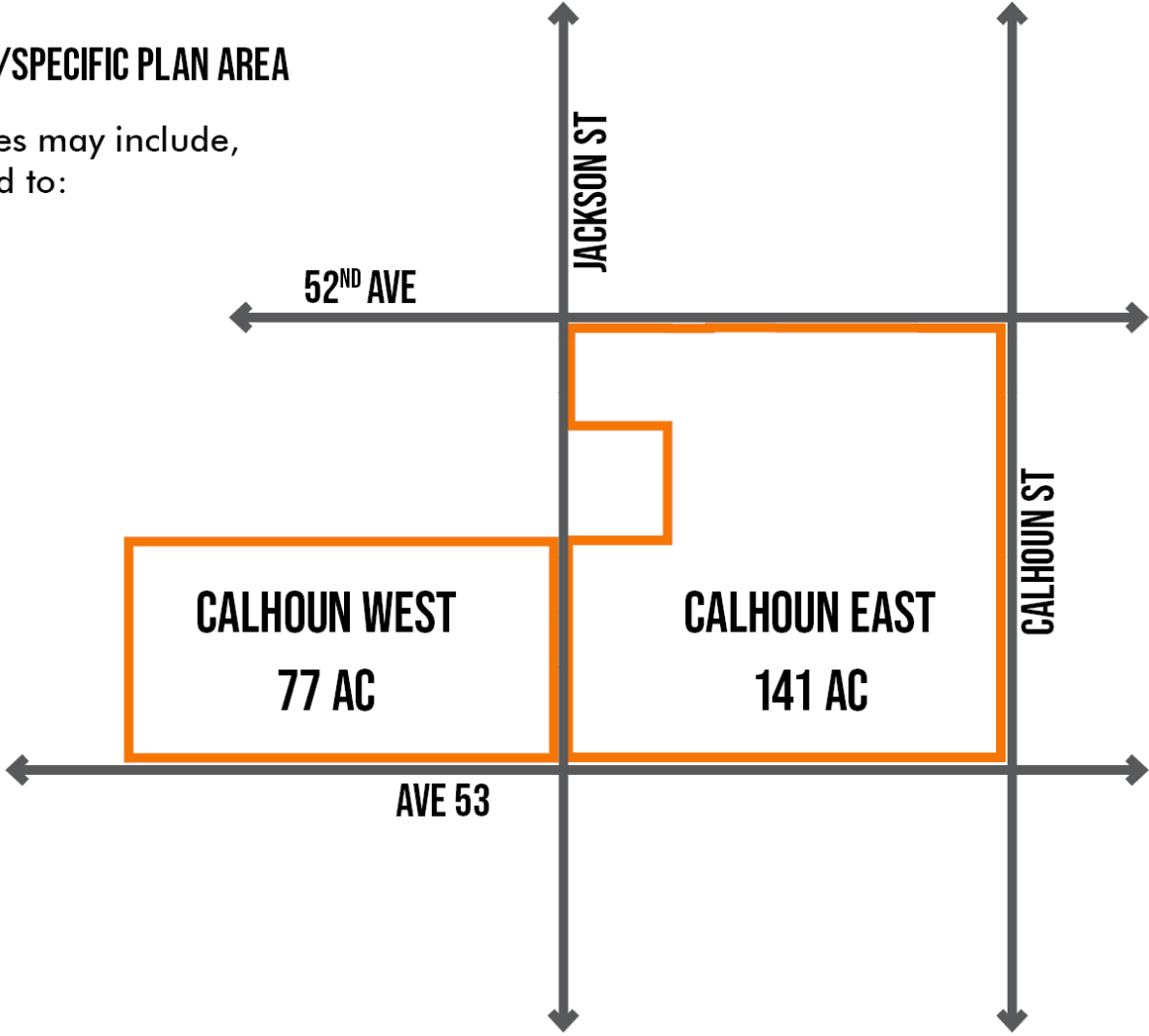


# CONCEPTUAL SITE PLAN

 PROJECT SITE /SPECIFIC PLAN AREA

Proposed land uses may include, but are not limited to:

- Mixed-Use
- Residential
- Commercial
- Office
- Retail
- Hospitality
- Entertainment
- Recreation
- Camping
- Sporting Events
- Open Space



# PROJECT DESCRIPTION

Calhoun Ranch is a transformative project envisioned to energize the eastern Coachella Valley and bring much needed commercial services, entertainment, hospitality and a spectrum of residential offerings.

The project consists of two separate sections that may be developed in different phases, Calhoun East and Calhoun West.

## Calhoun East

The larger of the two sections is Calhoun East, surrounded by Ave 52 to the north, Ave 53 to the south, Calhoun St. to the east, and Jackson St. to the west. Located in Riverside County within the City of La Quinta Sphere of Influence, the property consists of multiple lots totaling approximately 141.0 acres. A portion of the block, approximately 10-acres, along Jackson St. is under a different ownership and is excluded from the project area.

The property is envisioned to be developed into a mixed-use project that would include commercial, residential, retail, office, entertainment, hospitality, sporting facilities and events, recreation, camping and open space uses, including ancillary uses to meet the demand for services. Residential components would be comprised of a variety of residential typologies.

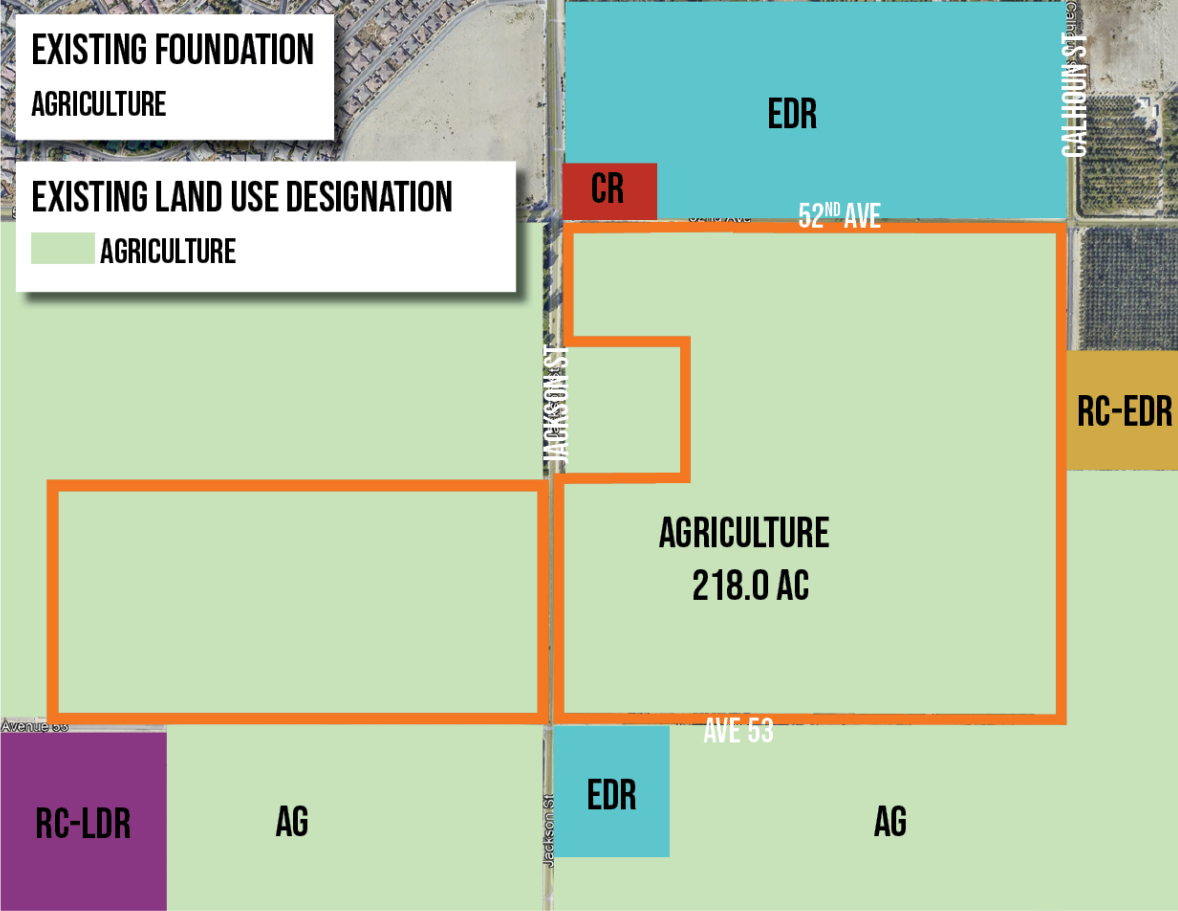
## Calhoun West

Calhoun West, surrounded by Ave 52 to the north, Ave 53 to the south, Jackson St to the east, and runs about half the distance between Jackson St. and Monroe St. to the west. Located in Riverside County and within the City of La Quinta Sphere of Influence, the property consists of multiple lots totaling approximately 77.0 acres.

Calhoun West is envisioned to also be developed into a mixed-use project that would include commercial, residential, retail, office, entertainment, hospitality, sporting facilities and events, recreation, camping and open space uses including ancillary uses to meet the demand for services. Like Calhoun East, the project may include a variety of residential typologies.

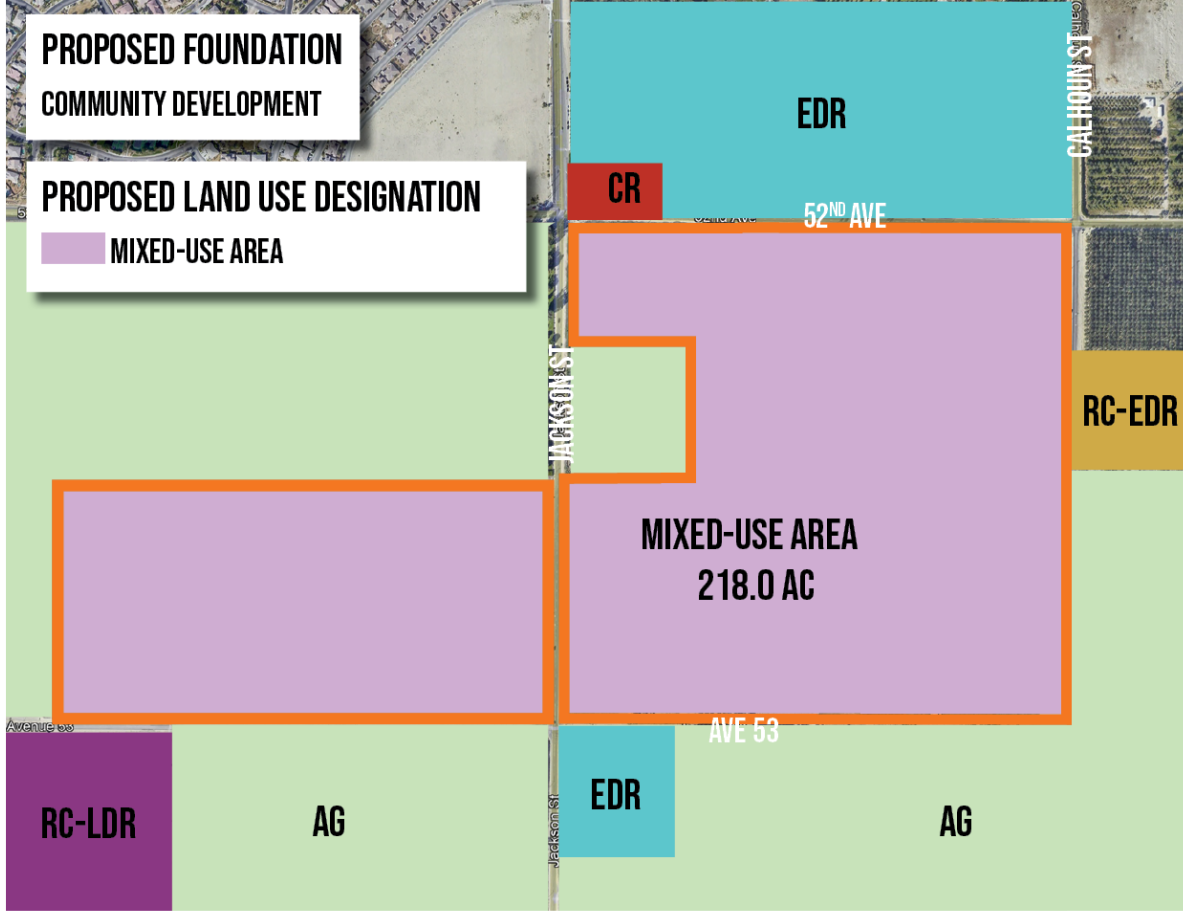
The existing General Plan Foundation Component land use for the subject site is currently Agriculture (AG). A change to the GP Foundation Component designation to Mixed-Use Area is required to allow the proposed uses.

# EXISTING LAND USE

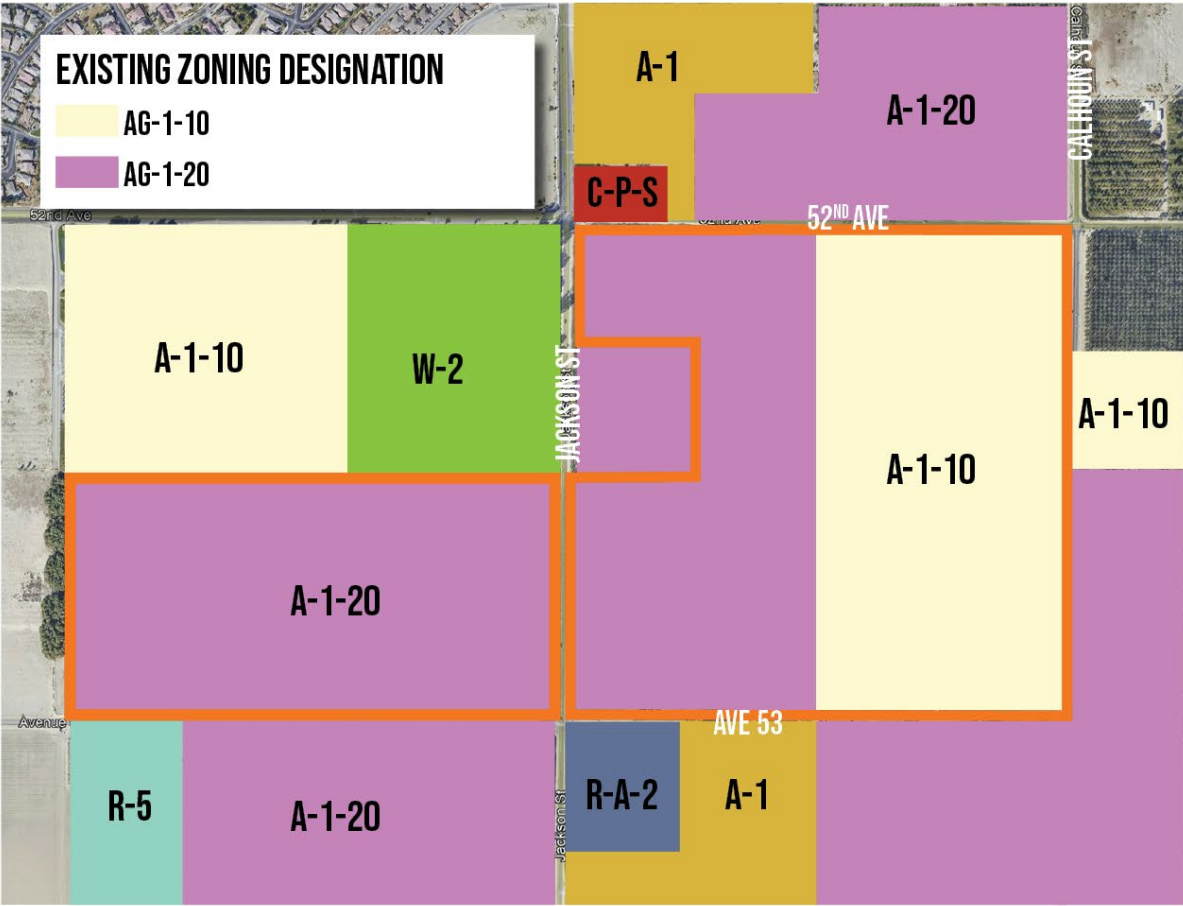


 PROJECT SITE/CALHOUN RANCH

# PROPOSED LAND USE

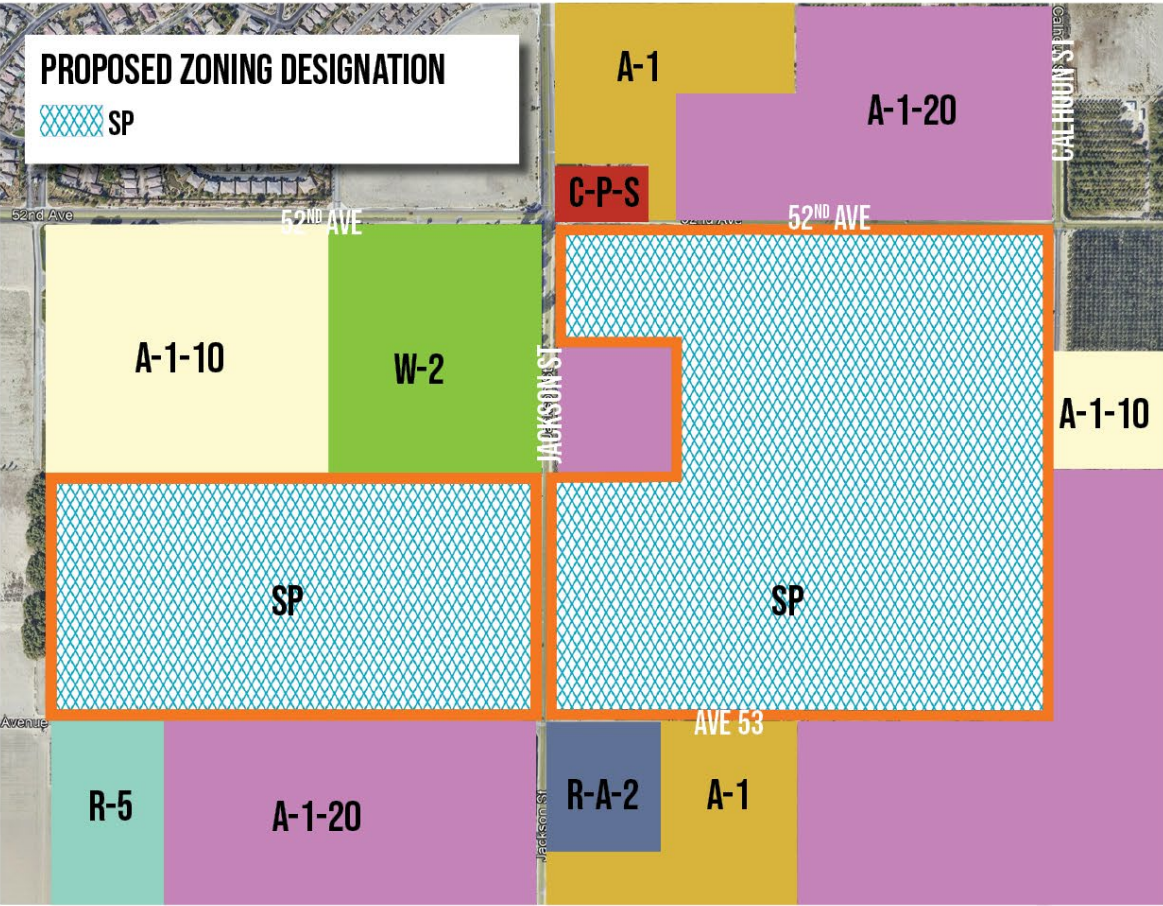


# EXISTING ZONING



 PROJECT SITE/CALHOUN RANCH

# PROPOSED ZONING





**John E. Hildebrand**  
**Planning Director**

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240033)

Planning Case APN(s): 780-010-015, 780-050-001 through 780-050-004, and 780-030-003 through 780-030-006.

I, Edward Lincoln certify that on May 19, 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 600 feet of the property involved.

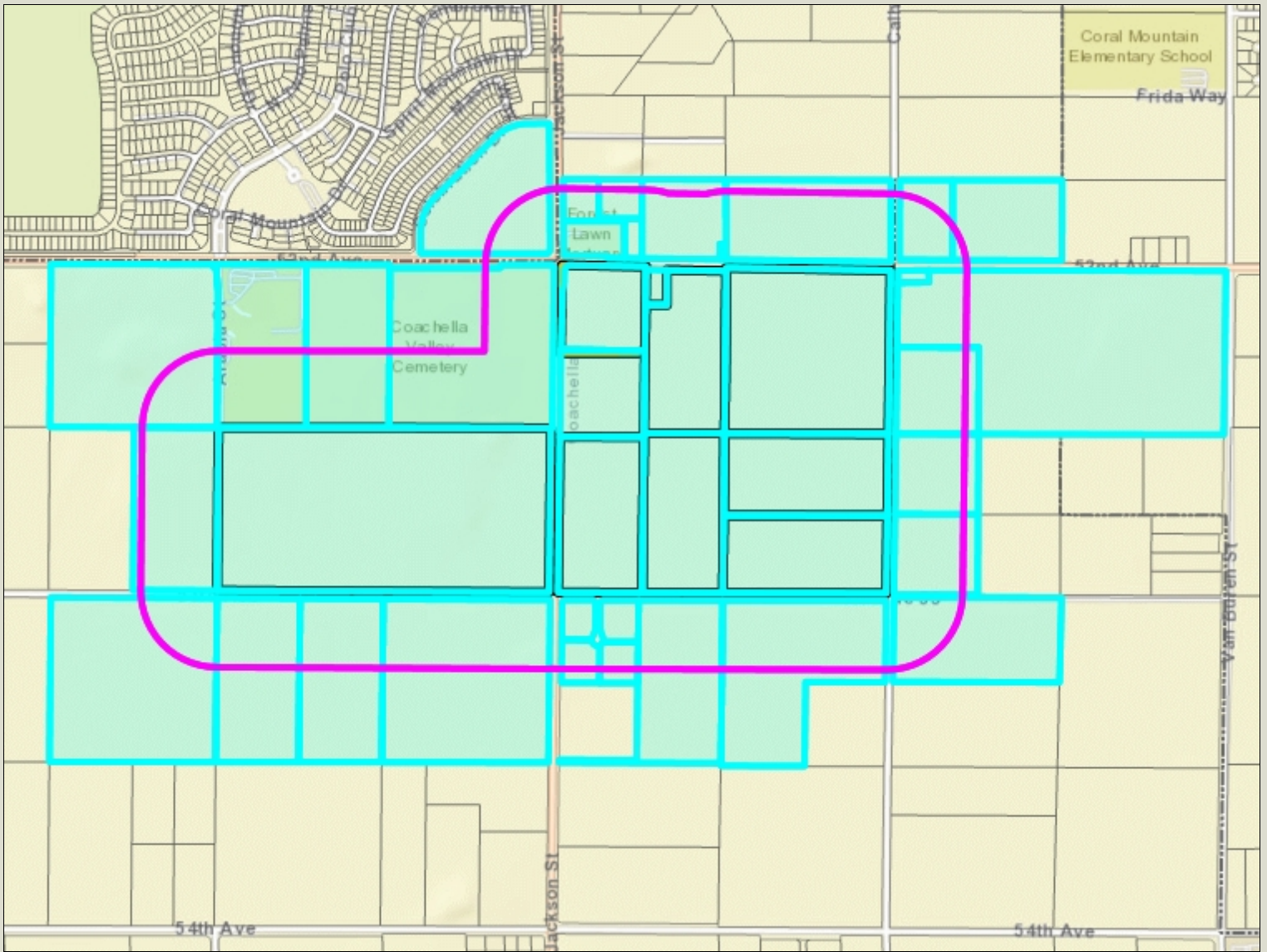
I further certify that the information filed is true and correct to the best of my knowledge.

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

SIGNATURE: *Edward Lincoln*

# Riverside County GIS Mailing Labels

GPA240033



- Legend**
- County Boundary
  - Cities
  - Parcels
  - World\_Street\_Map

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/19/2025 3:24:23 PM

© Riverside County RCIT

779110011  
EMPIRE II  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

779350006  
TERMINAL 8 FARM FACILITIES  
3018 CARMEL ST  
LOS ANGELES CA 90065

779350007  
WILLIAM HAMILTON  
P O BOX 1718  
LA QUINTA CA 92247

779350008  
LOUIS A. GUTIERREZ  
51756 JACKSON ST  
COACHELLA CA 92236

779350009  
FOREST LAWN MORTUARY  
1712 S GLENDALE AVE  
GLENDALE CA 91205

779350010  
JOAQUIN Z. ALVARADO  
83030 AVENUE 52  
COACHELLA CA 92236

779360008  
GREGORY L. JOHNSON  
5703 E ROCKING HORSE WAY  
ORANGE CA 92869

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

780010010  
COACHELLA VALLEY PUBLIC CEMETERY  
DIST  
82925 AVENUE 52  
COACHELLA CA 92236

780010011  
COACHELLA VALLEY PUBLIC CEMETERY  
DIST  
RT 1 BOX 21-D  
COACHELLA CA 92236

780010014  
DISCOVERY MM CLUB  
14605 N 73RD ST  
SCOTTSDALE AZ 85260

780010015  
EMPIRE AIRPORT  
12302 EXPOSITION BLVD  
LOS ANGELES CA 90064

780020004  
ZANZIBAR RANCH  
320 N PARK VISTA ST  
ANAHEIM CA 92806

780020005  
ZANZIBAR RANCH  
33 BEVERLY CIR  
BEVERLY HILLS CA 90210

780030002  
OLE FOGH ANDERSEN  
43400 PORT MARIA RD  
BERMUDA DUNES CA 92203

780030003  
STEVEN THOMAS SCHMID  
83151 AVENUE 52  
COACHELLA CA 92236

780030004  
EMPIRE AIRPORT  
12302 EXPOSITION BLV  
LOS ANGELES CA 90064

780040001  
RELEVANT COACHELLA OWNER  
6417 SELMA AVE FL 2ND  
HOLLYWOOD CA 90028

780040002  
HERNANDEZ HENRY Z  
52480 CALHOUN ST  
COACHELLA CA 92236

780060004  
DAVID A. SILVA  
52520 CALHOUN ST  
COACHELLA CA 92236

780060011  
GARY D. GATTUSO  
667 EUGENE RD  
PALM SPRINGS CA 92264

780070004  
AEQUINIMITAS  
7830 CLAIREMONT MESA 203  
SAN DIEGO CA 92111

780070006  
JOHN ORTIZ  
82808 CRAWFORD DR  
INDIO CA 92201

780070007  
OTILIA LEON  
82549 BOGART DR  
INDIO CA 92201

780070008  
JOSE J. GARZA  
83125 AVENUE 53  
COACHELLA CA 92236

780070012  
TERMINAL 8 FARM FACILITIES  
728 FOREST GREEN DR  
LA CANADA FLINTRIDGE CA 91011

780080001  
SALOMON RIVERA  
P O BOX 72  
THOUSAND PALMS CA 92276



June 3, 2025

**VIA ELECTRONIC MAIL**  
**ELINCOLN@RIVCO.ORG**  
**PLANNINGHEARINGS@RIVCO.ORG**

Riverside County Planning Department  
Attn: Edward Lincoln  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: Initiation of Foundation Component General Plan Amendment No. 240033 (GPA240033)  
Agenda Item No. 4.3 – June 4, 2025 Planning Commission Hearing

Dear Mr. Lincoln and Members of the Planning Commission:

I write on behalf of Discovery Land Company (“Discovery”) to express concern regarding The Haagen Company’s application to convert over 200 acres of land currently designated for Agriculture (AG) to Community Development (CD) under the Foundation Component General Plan, and to amend the Land Use Designation for this land from Agriculture (AG) to Mixed Use Area (MUA).<sup>1</sup> While The Haagen Company’s application does not reveal specific details regarding its plans for this land, The Haagen Company indicated in its application that it intends to fundamentally change the land’s current agricultural use by converting it to “various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping, and open space, and a sporting facility for events.” (Staff Rpt. at 5.) Before the Planning Commission or the Board of Supervisors considers this application, The Haagen Company should submit clear and comprehensive project plans so that the Planning Commission, Board of Supervisors, and stakeholders like Discovery can meaningfully evaluate whether The Haagen Company’s proposed amendment contributes to the achievement of the General Plan’s purposes and respects the rights of the surrounding community. (*See* Gen. Plan, Ch. 11, A-14 (2015).)

As noted in Chapter 1 of the General Plan (I-1), the people of Riverside County do “not want Riverside County to be like much of the older development in Southern California that symbolizes urban sprawl.” Rather, “[t]he communities that make up the County are important, distinct and special, and must be preserved or enhanced.” (*Id.*) These core values inform the Vision Statement of the General Plan, which puts a special emphasis on preserving Riverside County’s agriculture. (*See* Ch. 2, V-20-21; *see also* Ch. 3, LU-44-45.) The General Plan

---

<sup>1</sup> Discovery is a real estate development company that owns real property, including The Madison Club, west of The Haagen Company’s proposed development. Accordingly, one of Discovery’s affiliates, Discovery MM Club, was notified as a stakeholder with an interest in the outcome of this proceeding.

Certainty System, which regulates amendments to the General Plan, seeks to “avoid erosion of the foundation components upon which the General Plan is structured by requiring consideration of any changes to them to be conducted in a comprehensive manner.” (Ch. 11, A-10.)

However, The Haagen Company’s proposed General Plan amendment does not specify what its planned development will entail—only that its uses “may include, **but are not limited to:** mixed use, residential, commercial, office, retail, hospitality, entertainment, recreation, camping, sporting events, [or] open space.” (Staff Rpt. Ex. D at 6 (emphasis added); *see also id.* at 7 (similar).) Because The Haagen Company’s summary application and brief slide deck (Staff Rpt. Ex. D) do not permit this Commission to consider the proposed foundation amendment to the General Plan “in a comprehensive manner” (*see* Ch. 11, A-10), it should be deferred until The Haagen Company has submitted concrete plans about the specific development it intends to carry out. At that point, this Commission would be able to make an appropriately informed recommendation as to whether The Haagen Company’s “proposed amendment contributes to the achievement of the General Plan’s purposes.” (Ch. 11, A-14.)

As a neighbor to the land The Haagen Company seeks to convert, Discovery respectfully requests that consideration of The Haagen Company’s foundation component general plan amendment application be deferred until after The Haagen Company has submitted a clear plan describing the development it plans to implement on the subject land.

Respectfully submitted,



Jeffrey Holland  
*General Counsel*  
*Discovery Land Company*



27 x 2 = 54

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

**Hearing Date:** August 26, 2025

**To:** Clerk of the Board of Supervisors

**From:** Transportation and Land Management Agency / Planning Department

**MinuteTraq #:** 28499

**Project Description:**

**TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 (GPA240033) – REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 to change the General Plan Foundation Component of nine (9) parcels from **Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA)**, to allow for submittal of a Specific Plan application including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. 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 GPA240033 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Applicant: Shahin Shirvani c/o Haagen Company – Engineer / Representatives: Daisy Pineda and Jason Marechal c/o Kimley-Horn – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) – **Location:** north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St – APN(s): 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006 – 216.22 Gross Acres – Planning Contact: Jose Merlan at [jmerlan@rivco.org](mailto:jmerlan@rivco.org) or (951) 955-0314 – **District 4** [Applicant Fees 100%]

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

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

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

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

*"Planning Our Future... Preserving Our Past"*

2025 AUG -4 AM : 05  
RECEIVED PLANNING DEPARTMENT  
CLERK/BOARD OF SUPERVISORS

22.3

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240033 IN THE FOURTH 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 26, 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. 240033**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240033 to change the General Plan Foundation Component of nine (9) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Mixed Use Area (CD: MUA) to allow for submittal of an application for a Specific Plan including mixed-use with various residential types, commercial, office, retail, recreation, hospitality, entertainment, camping and open space, and a sporting facility for events. 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 GPA240033 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005, and 780-030-006. This proposed project is located: North of 53rd., East of Arabia St., South of 52<sup>nd</sup> Ave., and West of Calhoun St. in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240033 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240033 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL [JMERLAN@RIVCO.ORG](mailto:JMERLAN@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](mailto:cob@rivco.org)

Dated: August 4, 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 240033 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL CUARTO DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.º piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar el **Inicio de la Enmienda No. 240033 al Plan General del Componente de Cimentación**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240033 para cambiar el Componente de Cimentación del Plan General de nueve (9) parcelas de Agricultura: Agricultura (AG: AG) a Desarrollo Comunitario: Área de Uso Mixto (CD: MUA) para permitir la presentación de una solicitud para un Plan Específico que incluya uso mixto con varios tipos residenciales, comerciales, oficinas, minoristas, recreación, hospitalidad, entretenimiento, campamentos y espacios abiertos, y una instalación deportiva para eventos. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240033. La Enmienda al Plan General se encuentra en los APN: 780-010-015, 780-050-001, 780-050-002, 780-050-003, 780-050-004, 780-030-003, 780-030-004, 780-030-005 y 780-030-006. Este proyecto propuesto se ubica al norte de la calle 53, al este de la calle Arabia, al sur de la avenida 52 y al oeste de la calle Calhoun en el Cuarto 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 GPA240033 y, de ser recomendado, **ADOPTÉ** una orden que inicie la Enmienda al Plan General n.º GPA240033 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 JOSE MERLAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO A [JMERLAN@RIVCO.ORG](mailto:JMERLAN@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.º piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a [cob@rivco.org](mailto:cob@rivco.org)

Fecha: 4 de agosto de 2025

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

**Flores, Kate**

---

**From:** Emy Lipkind <emily@lozeaudrury.com>  
**Sent:** Monday, August 25, 2025 10:31 AM  
**To:** Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board; Hildebrand, John  
**Cc:** Chase Preciado; Leslie Reider; Brian Flynn  
**Subject:** SAFER Comment on Initiation of General Plan Amendment No.: 240033 Board of Supervisors (August 26, 2025) Agenda Item 22.3  
**Attachments:** 2025.08.25 SAFER Comment\_GPA Initiation No. 240033.pdf

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

To the Riverside County Board of Supervisors:

I hope this email finds you well. Attached please find comments on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding Initiation of General Plan Amendment No.: 240033 Board of Supervisors (August 26, 2025) Agenda Item 22.3. Please feel free to contact our office with any questions you may have

Please note I have also submitted these comments through the County of Riverside Public Comment Portal.

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

Thank you kindly for your assistance,  
Emy

--

Emy Lipkind (she/her)  
Legal Assistant  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
richard@lozeaudrury.com

August 25, 2025

*Via Email and [rivcocob.org/web-comments](http://rivcocob.org/web-comments)*

Riverside County Board of Supervisors  
Jose Medina  
Karen Spiegel  
Chuck Washington  
V. Manuel Perez  
Yxstian Gutierrez  
4080 Lemon Street, 5th Floor  
Riverside, CA 92501  
[district1@rivco.org](mailto:district1@rivco.org)  
[district2@rivco.org](mailto:district2@rivco.org)  
[district3@rivco.org](mailto:district3@rivco.org)  
[district4@rivco.org](mailto:district4@rivco.org)  
[district5@rivco.org](mailto:district5@rivco.org)

Clerk of the Board of Supervisors  
4080 Lemon St, 1st Floor  
Suite 127  
Riverside CA 92501  
[cob@rivco.org](mailto:cob@rivco.org)

John Hildebrand, Planning Director  
Riverside County Planning Department  
4080 Lemon Street  
Riverside, CA 92501  
[JHildebr@rivco.org](mailto:JHildebr@rivco.org)

**Re: Initiation of General Plan Amendment No.: 240033  
Board of Supervisors (August 26, 2025) Agenda Item 22.3**

To the Riverside County Board of Supervisors:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility (“SAFER”) regarding Initiation of General Plan Amendment No.: 240033 (“GPA Initiation”), scheduled to be considered at the Board of Supervisors Meeting on August 26 , 2025 as Agenda Item 22.3.

GPA Initiation No. 240033 (Agenda Item 22.3) is a proposal to change the General plan Foundation Component Land Use Designation from Agriculture: Agriculture (AG:AG ) to Community Development: Mixed Use Area (CD: MUA ) on 9 parcels. The 9 parcels are located north of 52nd, east of Calhoun St, south of 53rd avenue and west of Jackson St on Accessor’s Parcel Numbers 780-010-015 through -780-030-006 in the County of Riverside.

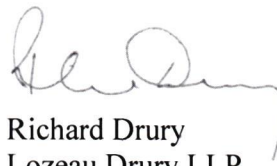
If Initiation No. 240033 is approved, the applicant intends to apply for an implementing project consisting of a Specific Plan to include mixed-use residential types, commercial, office, retail recreation hospital and open space uses.

Because the GPA Initiation is an “essential step” in the chain of events to amend the County’s general plan to allow new types of development, the Initiations are “projects” for the purposes of the California Environmental Quality Act (“CEQA”) and must undergo

SAFER Comment  
GPA Initiation No. 240033  
Agenda Item No. 22 (August 26, 2025)  
August 25, 2025  
Page 2 of 2

environmental review prior to approval. SAFER requests that the Board of Supervisors not initiate the GPA until the Planning Department conducts environmental review of the GPA Initiation pursuant to CEQA. Alternatively, SAFER requests that any approval of the Initiation be conditioned with a requirement that CEQA review will occur when the applicants apply for their general plan amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Drury". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Drury  
Lozeau Drury LLP

**Flores, Kate**

---

**From:** Acquia Mail  
**Sent:** Monday, August 25, 2025 10:18 AM  
**To:** Clerk of the Board  
**Subject:** Public Comments Web Submission  
**Attachments:** 2025.08.25-safer-comment\_gpa-initiation-no.-240033.pdf



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

**Thank you,  
Riverside County Clerk of the Board**

Submitted on August 25, 2025

Submitted values are:

**First Name**

Richard

**Last Name**

Drury

**Address (Street, City and Zip)**

1939 Harrison Street, Suite 150

**Phone**

5108364200

**Email**

emy@lozeaudrury.com

**Agenda Date**

08/26/2025

**Agenda Item # or Public Comment**

22.3

**Comments**

To the Riverside County Board of Supervisors

Please find attached on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") comments regarding the Initiation of General Plan Amendment No.: 240033 Board of Supervisors (August 26, 2025) Agenda Item 22.3

**Attachments (Must be .pdf, .doc, or .docx)**

[2025.08.25-safer-comment\\_gpa-initiation-no.-240033.pdf](#)



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
richard@lozeaudrury.com

August 25, 2025

*Via Email and rivcocob.org/web-comments*

Riverside County Board of Supervisors  
Jose Medina  
Karen Spiegel  
Chuck Washington  
V. Manuel Perez  
Yxstian Gutierrez  
4080 Lemon Street, 5th Floor  
Riverside, CA 92501  
[district1@rivco.org](mailto:district1@rivco.org)  
[district2@rivco.org](mailto:district2@rivco.org)  
[district3@rivco.org](mailto:district3@rivco.org)  
[district4@rivco.org](mailto:district4@rivco.org)  
[district5@rivco.org](mailto:district5@rivco.org)

Clerk of the Board of Supervisors  
4080 Lemon St, 1st Floor  
Suite 127  
Riverside CA 92501  
[cob@rivco.org](mailto:cob@rivco.org)

John Hildebrand, Planning Director  
Riverside County Planning Department  
4080 Lemon Street  
Riverside, CA 92501  
[mcamacho@rivco.org](mailto:mcamacho@rivco.org)

**Re: Initiation of General Plan Amendment No.: 240033  
Board of Supervisors (August 26, 2025) Agenda Item 22.3**

To the Riverside County Board of Supervisors:

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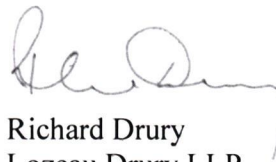
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SAFER Comment  
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Richard Drury  
Lozeau Drury LLP